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Media Contacts:

Alyssa Amasol, (808) 539-3437

alyssa.amasol@anthologygroup.com

Jackie Smythe, (808) 539-3426

Jackie.smythe@anthologygroup.com

**DeBartolo Development, DHHL, OPTrust to begin
construction on next phase of Ka Makana Ali'i**

*The Grove at Ka Makana Ali'i will feature a variety
of healthy lifestyle retailers, restaurants and services*

KAPOLEI, HI (January 31, 2018) — DeBartolo Development, OPTrust and the Department of Hawaiian Home Lands (DHHL) will kick off construction with a blessing of the grounds where a new phase of Ka Makana Ali'i will be built. The next phase of the Center, named The Grove at Ka Makana Ali'i, is focused on creating a gathering place to promote healthy living in the West O'ahu community.

The Grove will be located adjacent to the Ka Makana Ali'i parking lot next to 24 Hour Fitness. The 109,000-square-foot space will be home to a variety of healthy lifestyle retailers, restaurants and services, including Foodland Farms, Hawai'i Pacific Health, PetSmart and more. The new phase will bring much needed services to West O'ahu that the community would otherwise have to travel for.

"We're excited to welcome The Grove, which will provide our community additional healthy options at the Center for West O'ahu," said Stephanie England, general manager of Ka Makana Ali'i. "Health and wellness is an important part of our Island lifestyle and Ka Makana Ali'i looks forward to sharing expanded options with the community that has embraced us as their Center."

The name, The Grove, pays homage to the agricultural roots of Kapolei and the Ewa plains, which were once a flourishing sugar plantation.

Ka Makana Ali'i opened in 2016 and now features more than 120 retailers, eateries, a state-of-the-art Consolidated Theatres and the state's first Hampton Inn & Suites by Hilton on property. The more than 750,000-square-foot Center fulfills the shopping and dining demands of West O'ahu and provides a family-friendly space for the community to gather.

After a workout at 24 Hour Fitness or an appointment at Hawai'i Pacific Health, the community will soon be able to find the offerings of Foodland Farms, or enjoy a healthy meal and visit with friends around The Grove's fountain area.

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“Hawai‘i Pacific Health will be a much needed facility for the community and having Hawai‘i’s best grocery store, Foodland Farms, will bring everyday conveniences to the fastest growing community in Hawai‘i,” said Rich Hartline, vice president of development for DeBartolo Development. “Having a locally owned grocery store and innovative clinic within the Center will position Ka Makana Ali‘i as a premiere destination for the Ewa and Kapolei neighborhoods.”

Swinerton Builders Hawai‘i is the general contractor of the project, and will partner alongside California architect, HTH Architects, and local architect, Architects Hawai‘i Limited.

Construction is set to begin in February and is anticipated to be completed in 2019. Leasing will be managed by JLL.

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About DeBartolo Development, LLC

Built on a legacy of more than six decades, the DeBartolo name is recognized as an icon in the real estate industry. Since our beginnings in 1944 when legendary entrepreneur Edward J. DeBartolo, Sr. pioneered the first shopping mall concept and developed some of the most well-known and nationally-recognized shopping landmarks, our legacy has been synonymous with success. Continuing the family tradition with the same entrepreneurial spirit, Edward J. DeBartolo, Jr., former owner of the five-time Super Bowl Champion San Francisco 49ers and his brother, Edward Kobel, have evolved DeBartolo Development into one of the largest private real estate investment and development companies in the country. Today, DeBartolo Development invests in real estate assets of all sizes and scopes, specializing in opportunistic acquisitions and market-driven, ground-up development of multifamily, hospitality, retail and mixed-use projects throughout the United States. DeBartolo Development combines experience, sound research and market foresight with institutional partnerships and strong lender and broker relationships to meet the unique challenges of today’s real estate environment. For more information about DeBartolo Development, please visit our website at www.debartolodevelopment.com.

About Ka Makana Ali‘i

Ka Makana Ali‘i – The Center for West O‘ahu – offers residents and visitors a family-friendly, mixed-use center in the heart of Hawai‘i’s fastest growing community. With more than 750,000 square feet of gross leasable area, the Macy’s-anchored regional mall features more than 125 exciting stores, restaurants, a state-of-the-art Consolidated Theatres and the state’s first Hampton Inn & Suites by Hilton on property. Serving as the premier gathering place for the community, Ka Makana Ali‘i fulfills the shopping and dining demands of West O‘ahu, where more than 80,000 new homes are projected to be constructed by 2025. Its convenient location offers excellent highway access, ample parking and public transportation for shoppers. A partnership between DeBartolo Development and the State Department of Hawaiian Home Lands, Ka Makana Ali‘i will financially support programs benefiting Native Hawaiian interests statewide for decades to come. For more information, please visit www.kamakanaalii.com.

About JLL

JLL's retail experts partner with retailers, investors and owners/operators with an extensive team of dedicated experts around the world. They understand the inherent complexities and variability associated with both the retail industry and increasingly complex capital markets. Its specialists are recognized for their independent and expert advice to clients, backed by industry-leading research that delivers maximum value. With leading in-depth knowledge of the local, regional and global market dynamics, JLL aims to truly partner with its clients for the entire lifecycle of an asset or lease. Its experts deliver clients maximum value that support and shape their investment, site selection and brand strategies.

JLL is the largest third-party retail property manager in the United States with more than 1,400 centers, totaling 137 million square feet under management. The firm has more than 160 retail brokerage experts spanning 39 markets, representing over 1,300 retail clients. In 2016, JLL's retail team completed more than 1,200 leases on transaction management and lease renewals, generated \$65.3 million in savings to clients through restructuring services, negotiated more than 1,000 leases for retailers and 1,300 leases for landlords, and completed more than \$5.4 billion of investment sales, dispositions and financing for investors. For more news, videos and research from JLL's retail team, please visit: <http://www.jllretail.com>.

About OPTrust

With net assets of \$19 billion, OPTrust invests and manages one of Canada's largest pension funds and administers the OPSEU Pension Plan, a defined benefit plan with almost 90,000 members and retirees. OPTrust was established to give plan members and the Government of Ontario an equal voice in the administration of the Plan and the investment of its assets through joint trusteeship. OPTrust is governed by a 10-member Board of Trustees, five of whom are appointed by OPSEU and five by the Government of Ontario.

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