

VESTCOR revue

What's inside.

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Chairman's Message

Landon Preserve, a 230-unit affordable family community in Brandon, Florida is currently under construction. We started construction this February and expect to complete the project in May of 2022. When this community is completed, it will be our 56th community (consisting of over 11,000 units) that Vestcor has developed. This community is special for a lot of reasons, but to me, it's extra special as it's named after my first grandson, John Landon Hepler.

Most of our communities are named after someone special in the lives of our Vestcor employees. To name a few, Carter Crossing is named after Will Morgan's son, Katie Manor is named after Debbie Youmans' daughter, Lucas Creek is named after Jason Floyd's son and Peyton Ridge is named after Ryan Hoover's daughter, and my first grandchild.

Today, more than ever, I see the pride that employees have in their work at Vestcor. Over the last several years, I have become less active in the daily operations to focus on other projects, such as Jacksonville Classical Academy, but my role as chairman hasn't changed. I recently attended the Sydney Trace grand opening, which was named after Kevin Troup's daughter. It was obvious to me that there were a lot of people that took pride in this project, from the contractor to the management team and all of our employees at Vestcor.

To me it's always been important to take pride in our communities, and, what better way to show pride than to have the opportunity to name a community after a family member.

Ambassador John Darrell Rood (Ret.)



Landon Hepler, Grandson of John Rood, visiting his namesake property

VISIT OUR WEBSITE

For more information on Vestcor and to keep current in between issues of the Revue, please visit our website at

www.vestcor.com

CONSTRUCTION UPDATES

LANDON PRESERVE

Construction is progressing at Landon Preserve, a 230-unit affordable family community in Brandon, Florida. Community amenities include a clubhouse, swimming pool, fitness center, playground, dog park and pavilion with grills. The first of seven buildings will open February 2022 with full community completion estimated for May 2022.



KELSEY COVE

Vestcor recently broke ground on Kelsey Cove, a 96-unit affordable family community in Brandon, Florida. This garden-style community will consist of 4 buildings comprised of one, two and three bedrooms, as well as a clubhouse, swimming pool, fitness center and playground. Construction should be complete in the summer of 2022.



THE GROVE AT TRELAGO

Construction is complete at The Grove at Trelago, Vestcor's brand new luxury senior living community. This 116-unit community providing concierge living, assisted living and memory care is located along Maitland Boulevard east of Interstate-4 in Maitland, Florida. The community is expected to open to residents in January.



SYDNEY TRACE

Vestcor celebrated the grand opening of Sydney Trace this fall with local officials and business partners. Sydney Trace is a 192-unit affordable family community with 8 buildings, a clubhouse, swimming pool, children's playground, dog park and outdoor pavilion with grills. The first building opened in April with each building opening two weeks later. The community reached 100% occupancy less than 1 month after the final building was completed.

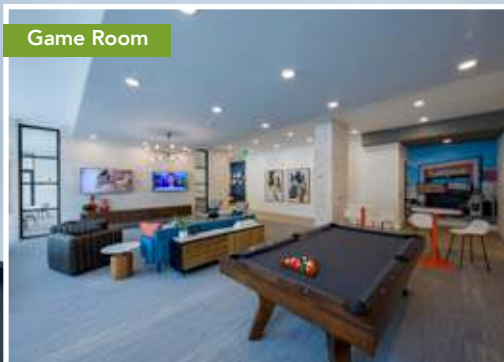
Below: Ribbon Cutting and Grand Opening



Reception



Game Room



Hospitality



LOFTS AT MURRAY HILL

Lofts at Murray Hill, Vestcor's 5th "Lofts" community is now open! The 117-unit mixed income/use community consists of studio, one- and two-bedroom apartments. Located on Edgewood Avenue in the Murray Hill neighborhood of Jacksonville, the ground floor will provide state-of-the-art amenities, as well as 11,000 square feet of retail space.

THE QUARRY

Phase III of The Quarry, a 57-unit workforce housing community in Key West, Florida, opened this summer. A continuation of Phase I and II, these additional 2 buildings include a state-of-the-art fitness center for all residents. The original fitness center in phase I was transformed into a game room with foosball, shuffleboard, chess and checkers. All 11 buildings, the clubhouse and swimming pool overlook an old quarry site on the Gulf of Mexico.

DOWN
OPEN

STORQUEST SELF STORAGE

Vestcor developed a storage facility in Key West, Florida off US-1 directly next to The Quarry Apartments. This 358-unit state-of-the-art facility opened in September and is filling up quickly! Vestcor partnered with the William Warren Group, a national self-storage management company, to manage and operate the facility: StorQuest Self Storage.





Ambar Trail

Ambar3, part of the Vestcor Companies, recently broke ground on Ambar Trail, a 210-unit affordable family community in Homestead, Florida. The community will consist of one, two- and three-bedroom units, as well as a swimming pool, fitness center, clubroom with kitchen and TVs, a resident lounge with billiards, internet café and a covered terrace overlooking the pool. Construction should be complete in the fall of 2022.

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Breaking Ground in Miami!



The Ambar

Ambar3 recently broke ground on The Ambar, a 105-unit high-rise affordable senior community in Miami, Florida. The community will consist of studio, one bedroom and two-bedroom units, as well as a clubroom with kitchen and TVs, a game room and fitness center.

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Best Places to Work!

Vestcor has been selected by our employees as one of the 2021 Best Places to Work in the Jacksonville Business Journal! This is the third year in a row we have received this award. We are thrilled and honored to be recognized again this year by our amazing employees!



Vestcor employees Holly Depiesse, Becky White, Amy Callahan and Holly Hepler accepting the award



New Website!

Vestcor recently launched a redesigned website, highlighting our existing portfolio, development services and dispositions. The site also displays our current leadership, community service and up to date news. Please visit vestcor.com to view our brand-new website!

STATEMENT OF VALUES

We stand for strong, ethical behavior, integrity, preservation of the entrepreneurial spirit, a team approach and exceptional quality in products and services.

We take personal pride in our real estate portfolio and all the services we offer.

We recognize that our greatest assets are our employees. We employ talented, committed professionals and provide for their development through training and education.

We enhance our communities through involvement in charities and public service.