

Corporate Office Properties Trust

PROPERTY TOUR

> Redstone Gateway

September 30, 2021



COPT

CORPORATE OFFICE
PROPERTIES TRUST



Table of Contents

HUNTSVILLE, AL OFFICE MARKET

- > Overview of Huntsville Office Market pages 4–8
- > Cummings Research Park Submarket pages 9–11
- > 310 Bridge Street page 12

COPT'S REDSTONE GATEWAY

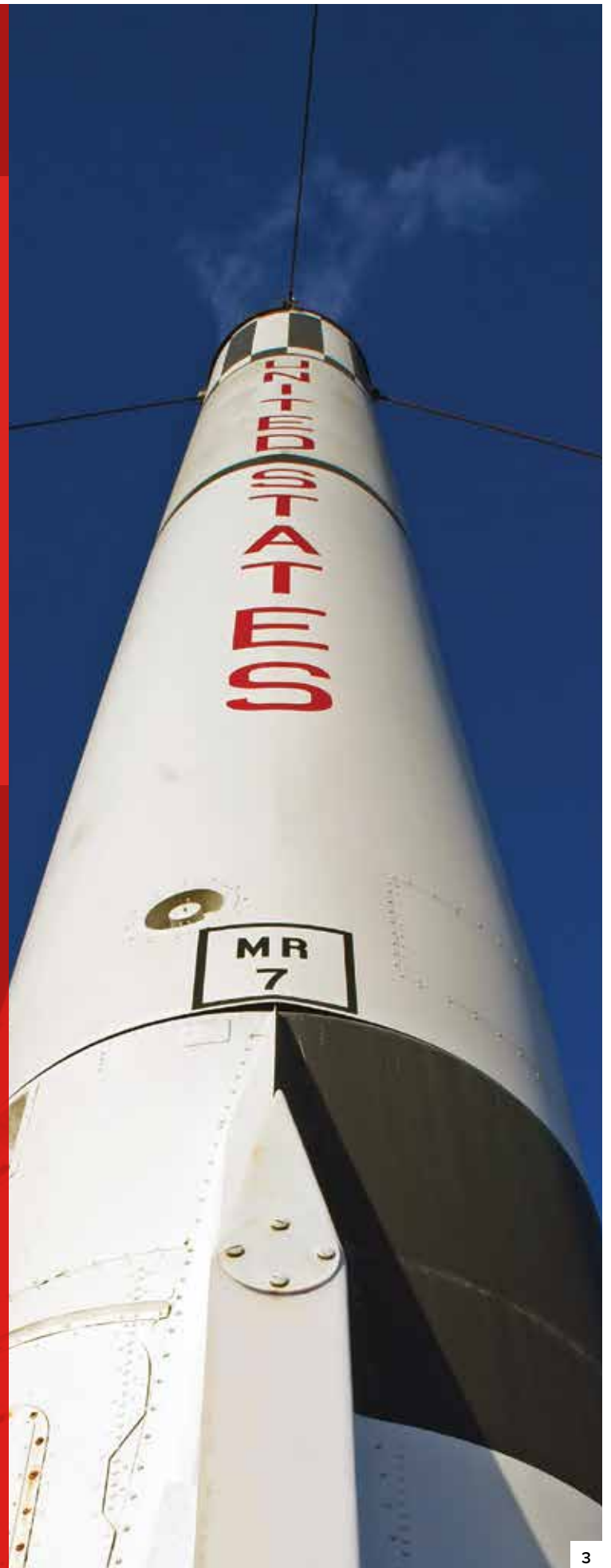
- > Redstone Gateway pages 14–24

REDSTONE ARSENAL

- > Overview pages 26–30
- > Major Commands on Redstone Arsenal pages 31-33

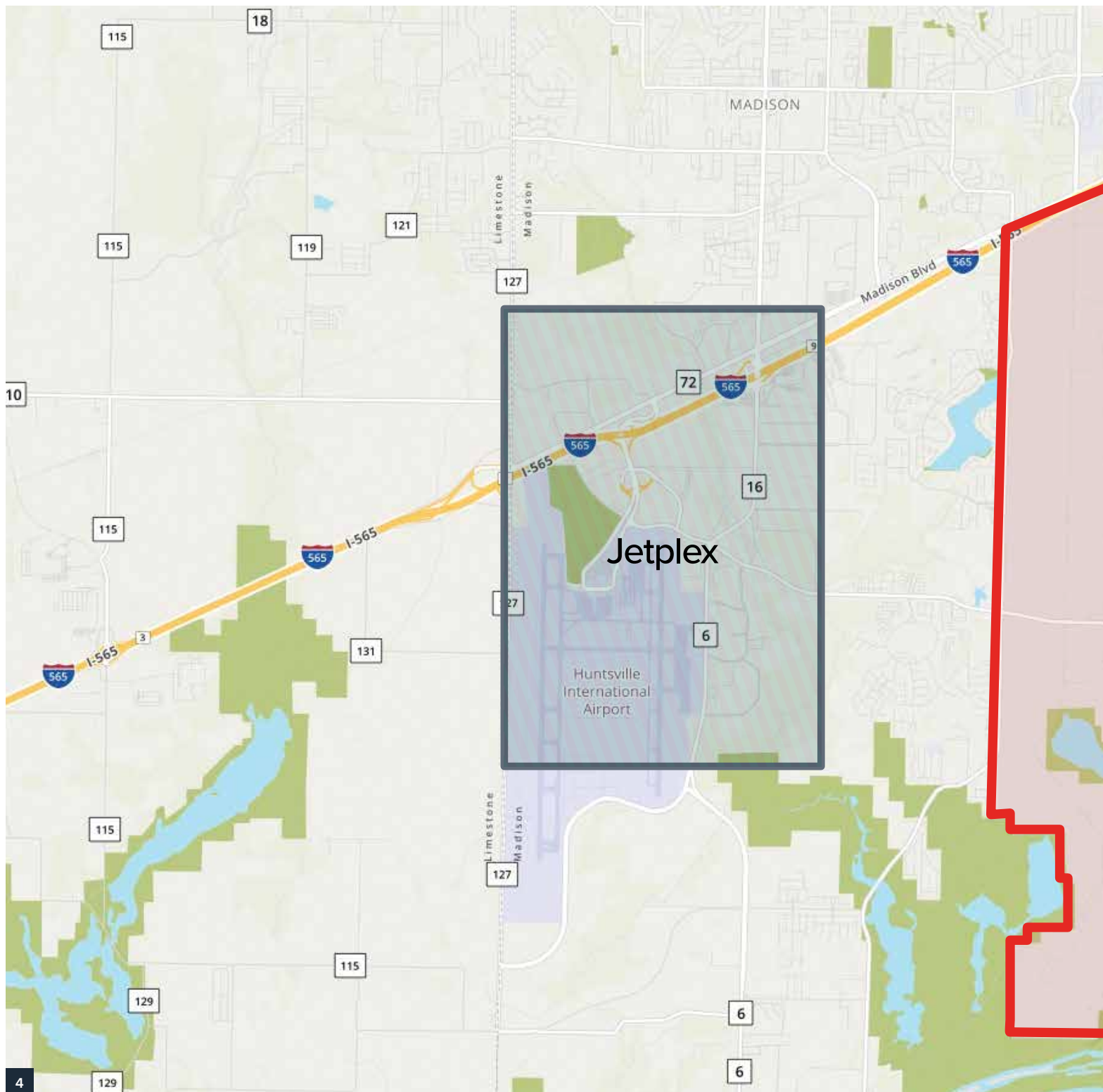
Huntsville Office Market

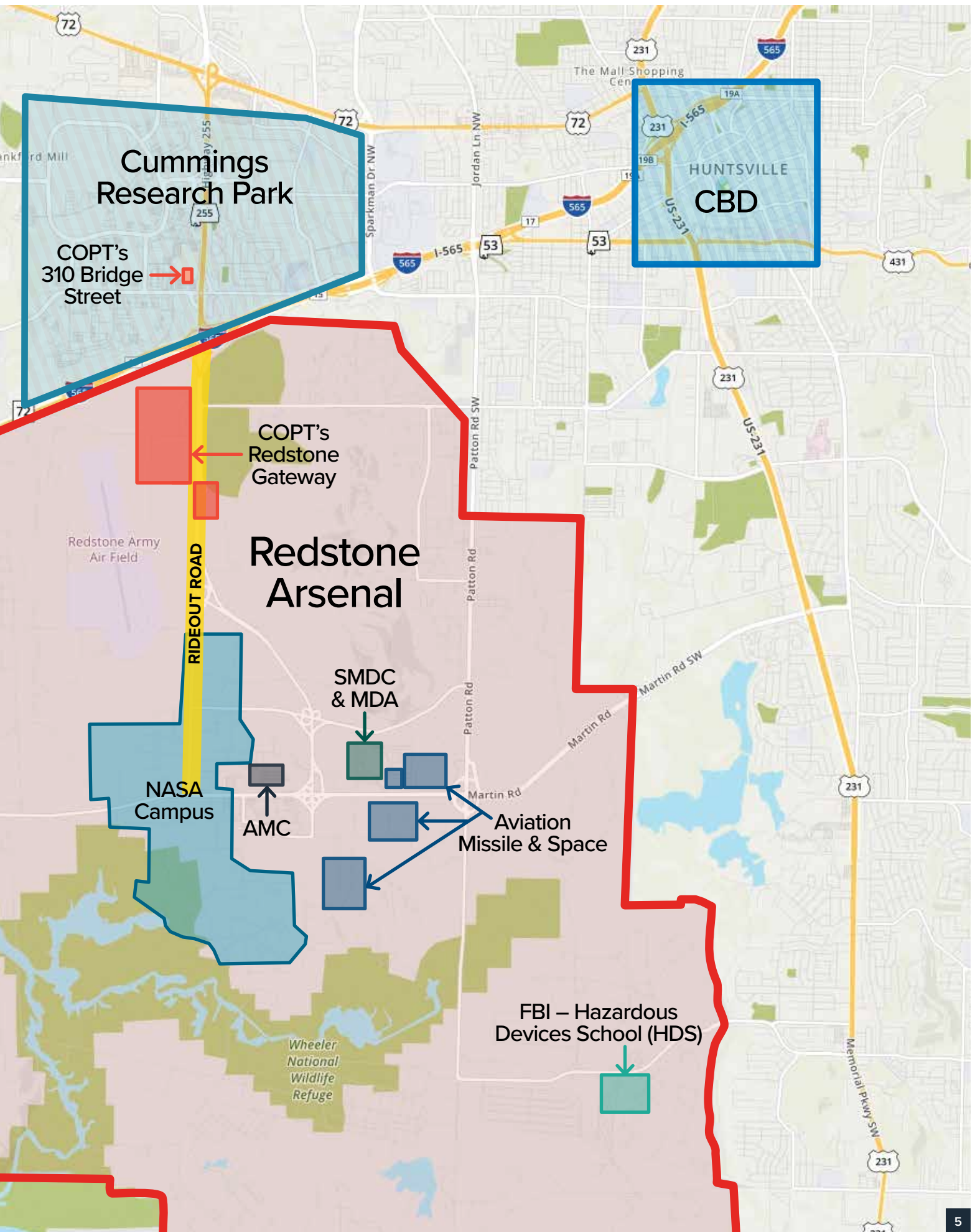
> Huntsville, Alabama



Huntsville Office Market— Submarkets

COPT'S REDSTONE GATEWAY IS CONSIDERED PART OF THE CUMMINGS RESEARCH PARK SUBMARKET





Cummings Research Park

HUNTSVILLE CBD

COPT's 310 Bridge Street →

COPT's Redstone Gateway ←

Redstone Arsenal

RIDEOUT ROAD

NASA Campus

AMC

SMDC & MDA

Aviation Missile & Space

FBI – Hazardous Devices School (HDS)

OVERVIEW OF HUNTSVILLE OFFICE MARKET:

Founded in 1805 by Revolutionary War veteran, John Hunt, Huntsville's economy initially revolved around cotton farming and as a center for cotton textile mills. During World War II, the U.S. Government established Redstone Arsenal to support the war effort. Since then, Redstone Arsenal has become the primary driver of Huntsville's economy and one of the largest defense installations in the U.S.

> **FIGURE 1: TOP 5 DEMAND DRIVERS IN HUNTSVILLE, AL[†]**





Employer	Employees
Redstone Arsenal*	44,000
Huntsville Hospital	9,352
Huntsville City Schools	3,000
The Boeing Company	2,900
SAIC	2,746

[†] Source: Huntsville/Madison County Chamber of Commerce (2020)

* Includes Redstone Arsenal and NASA/Marshall Space Flight Center

Due to the sheer size and scope of the missions on Redstone Arsenal, the primary economic drivers for the Huntsville area today are Defense, Hi-Tech, and the U.S. Government. As **Figure 2** summarizes, Huntsville's demographics feature a highly educated workforce, robust population growth, and per capita household income levels that are meaningfully above the national average. Moody's and Standard & Poors have assigned Aaa and AAA ratings, respectively, to the City of Huntsville since 2008, with the main risk being its reliance on Defense spending.

> **FIGURE 2: HUNTSVILLE DEMOGRAPHICS EXCEED STATE & NATIONAL FIGURES**

	UNITED STATES	STATE OF ALABAMA	HUNTSVILLE*
 Population Growth (2010–2019) Source: U.S. Census Bureau	6%	3%	13% + 54,200 people
 Average Unemployment Rate (2010–July 2020) Source: U.S. Bureau of Labor Statistics	6.4%	6.5%	5.7%
 Gross Product (2009–2019)** Source: U.S. Bureau of Economic Analysis	2.3%	1.3%	3.0% [†]
 Personal Income Per Capita (2018) Source: FRED Economic Data	\$54,601	\$42,240	\$49,595

* Defined as Madison and Limestone Counties.

** Compound annual growth rates.

[†] Huntsville GDP compound annual growth is for 2008-2018 (latest available).

OFFICE MARKET SIZE:

Depending on which local real estate service company's data is consulted, Huntsville's office market consists of 18.5 million square feet (SF) of space located in three submarkets:

> **Downtown Huntsville (CBD)** is the historical downtown business district in the Huntsville market. The county courthouse and city hall are located downtown, and attract traditional professional services tenants, such as attorneys, accountants, and realtors. While defense contractors typically have not located downtown, a few smaller contractors, such as MartinFederal Consulting (www.martinfed.com), have located downtown to take advantage of its HUBZone designation, which gives small businesses more contracting opportunities with the federal government. Additionally, mid-sized defense contractors, such as Canvas Inc., have located downtown to take advantage of the walkable urban district for employee recruitment and retention.

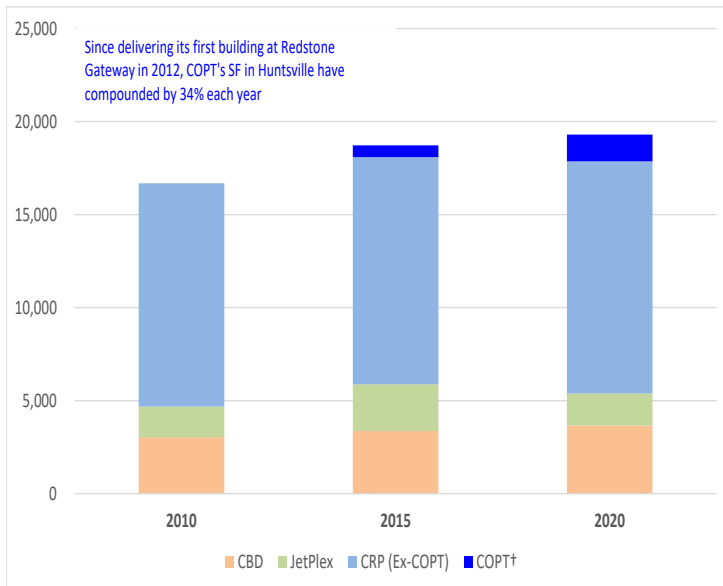
OFFICE MARKET SIZE CONTINUED:

> **Jetplex/Madison County (Jetplex)** is a mixed office market that primarily attracts tenants requiring industrial buildings and flex/industrial space with ancillary office. Tenants in this submarket are focused primarily on manufacturing, easy access to the airport, or lab space uses. Some office users may locate to the Jetplex for economic reasons, as the submarket’s average asking rents usually are a meaningful discount to those in the Downtown and CRP submarkets. Remington, SES, and BASF are examples of companies who have located to the Jetplex area for its convenience to the airport, lower rents, and ability to house fenced yard. New product in this submarket for the most part is industrial in nature.

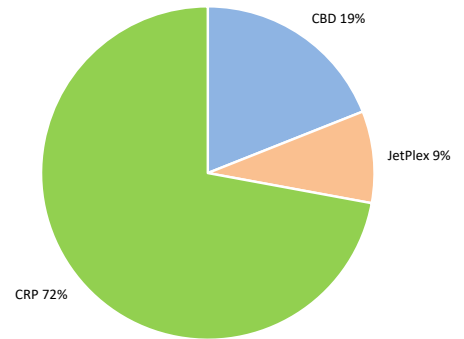
> **Cummings Research Park (CRP)** is the largest office submarket within the Huntsville market. Being the nation’s second largest research park, having a CRP address has appealed to companies looking to establish operations near Redstone Arsenal. Land can be acquired through the research park at an affordable price for build-to-suit or owner-occupant development. The western half of CRP is the newer part of the park and contains mostly single tenant buildings; the eastern half of the park is older, has more lax regulations, and contains more multi-tenant office buildings. While CRP has for a long time been an attractive location for tenants entering the market because of its prestige, its lack of access to amenities offered relative to other submarkets, like Redstone Gateway and CBD Huntsville, can be viewed as a disadvantage when companies compete to attract and retain a younger work force. Traditional government contractor companies such as Northrop Grumman, Johnson Controls, and Raytheon Technologies have operations in CRP.

Figure 3 shows the submarkets tracked by Graham & Company, which categorizes buildings as being single- or multi-tenanted. As **Figure 4** shows, 72% of Huntsville’s office space is located in CRP serving Redstone Arsenal, the City’s largest employer.

> **FIGURE 3: HUNTSVILLE OFFICE MARKET***



> **FIGURE 4: HUNTSVILLE OFFICE MARKET BY SUBMARKET***



* Square feet in thousands, and as of December 31, 2020.

† COPT’s Redstone Gateway is within the CRP submarket, both shown separately here.

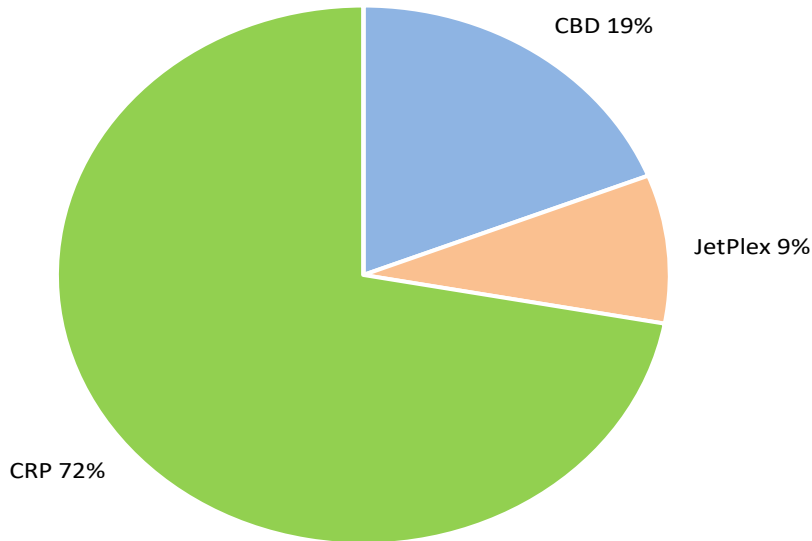
Source: Graham & Company annual Market Surveys of Huntsville; COPT Company disclosure.

Source: Graham & Company annual Market Surveys of Huntsville.

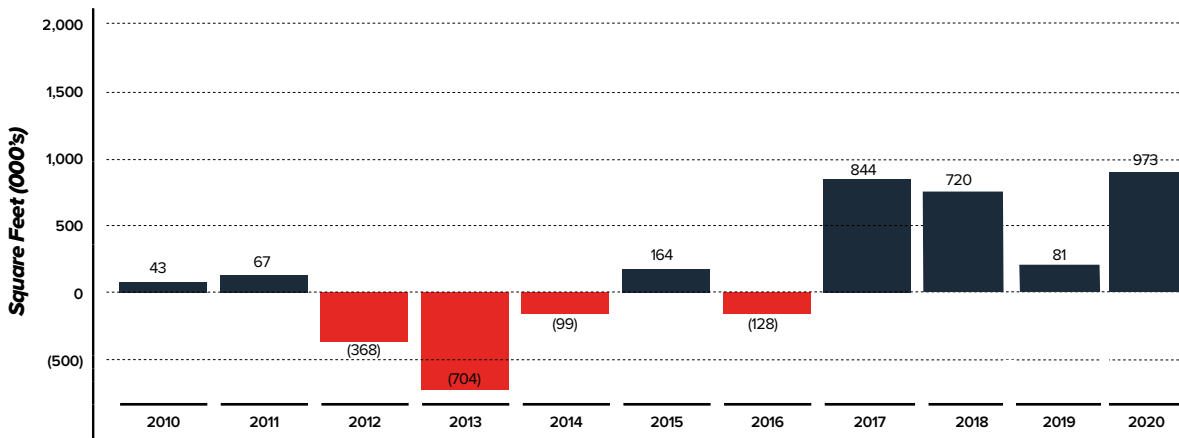
DEMAND PROFILE:

Office vacancies in Huntsville have benefitted from the demolition of certain obsolete buildings in recent years, particularly in the Jetplex submarket, and from increased Defense spending. Even with improving fundamentals, demand for office space in Huntsville varies greatly by building class and age. Similar to most office markets, newer, more modern buildings in amenity rich settings tend to garner higher rents and occupancies. Looking at **Figure 5**, Class-A office buildings are consistently more highly leased, especially in the CRP submarket. According to CoStar, the 28 building (2.1 million SF) set of Class-A office buildings that compete with Redstone Gateway were 93% leased at September 30, 2021.

> **FIGURE 5: HUNTSVILLE OFFICE SUMARKET % LEASED***



> **FIGURE 6: NET ABSORPTION***



* Source: Graham & Company 2020 annual Market Surveys of Huntsville; COPT's IR Department: CoStar (for Class-A data in Figure 5)

Between 2011 and 2015, office vacancies in all three submarkets rose in response to two factors. First, as part of the 2005 Base Realignment and Closure (BRAC) action, the Department of Defense (DOD) built or renovated over 2 million SF of office space on Redstone Arsenal. The construction was completed during 2011 to accommodate the influx of 4,700 new DOD jobs to Redstone Arsenal, and to consolidate certain DOD employees previously working off-post into the Arsenal. Second, contractor demand softened considerably in U.S. defense markets, including Huntsville's, due to decreased Defense spending related to the Budget Control Act of 2011. **Figure 6** summarizes the office market's net absorption in Huntsville, which turned negative in 2012 through 2014. Since 2015, Huntsville's office occupancy has recovered, and the market enjoyed positive net absorption of 2.7 million SF.

Focus on CRP Submarket

LOCATION:

Located on the north side of I-565 across from Redstone Arsenal, approximately 5 miles west of downtown Huntsville; Research Park Boulevard delineates the East and West areas of Cummings Research Park (CRP).

HISTORY:

Established in 1962 when the City of Huntsville first zoned 3,000 acres of land area as a research district park, CRP is the second largest, and second oldest, research park in the U.S. (The largest is The Research Triangle Park in North Carolina.)

Nearly all the buildings in *CRP East* were developed between 1962 and 1970. In 1982, the City of Huntsville purchased and master planned the roughly 800 acres that comprise *CRP West*. CRP West has greater restrictions on development, such as a general prohibition on speculative development. The average completion dates of buildings in CRP East and CRP West are 1982 and 1996, respectively, resulting in an estimated average building age for the combined park of over 30 years.

BRIDGE STREET TOWN CENTER:

In 1999, the Chamber of Commerce of Huntsville/Madison County began negotiations with O&S Holdings, LLC, a Los Angeles-based developer. In 2002, the parties reached an agreement to develop a 100-acre tract of land located in the southeast corner of CRP West into a world-class shopping, entertainment, and business destination known as Bridge Street Town Centre (BSTC).

BSTC includes over 700,000 SF of upscale retail space, Alabama's first Westin Hotel, upscale and casual dining alongside a 10-acre lake, walking trails and multi-tenant office buildings, including COPT's 310 Bridge Street office building (see page 24).

FUN FACT:

The first headquarters building constructed in CRP was for Brown Engineering (later Teledyne Brown Engineering), the president of which, **Milton K. Cummings**, was instrumental in the site selection, zoning and establishment of the high-technology research park that, upon his death in 1973, came to bear his name.

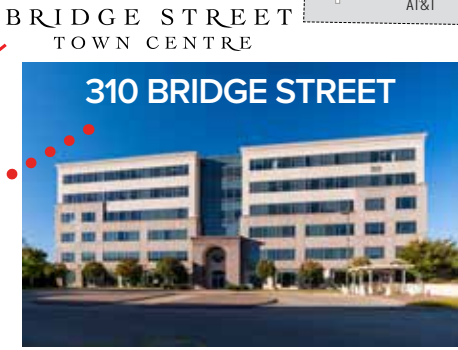
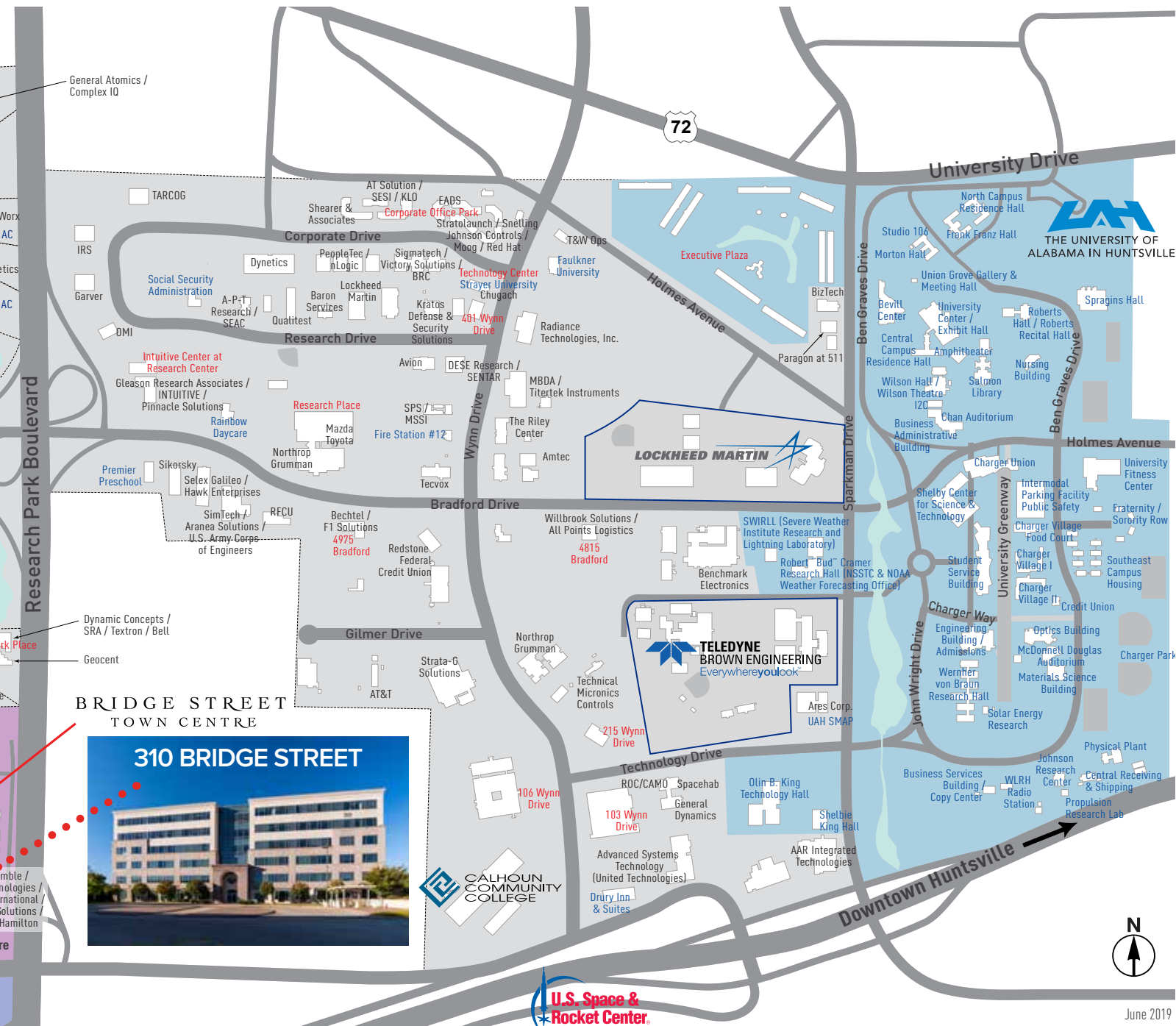
CUMMINGS RESEARCH PARK

DRIVEN BY SCIENCE. POWERED BY PEOPLE

HUNTSVILLE, ALABAMA

MIDTOWNE
ON THE PARK





310 BRIDGE STREET



CUMMINGSRESEARCHPARK



Established in 1962, Cummings Research Park (CRP) is one of the largest and most-respected research parks in the world. Since its inception CRP has grown to become the second-largest science and technology park in the U.S. and fourth-largest in the world.

CRP, as shown here, encompasses 3,843 acres and includes more than 12 million square feet of administration, laboratory, research and development, classroom and manufacturing space.

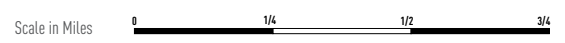
Approx. 240 acres of land are available for development in CRP West. In order to stimulate economic development and investment, the price of land per acre in CRP is significantly lower than adjacent property, providing an attractive incentive for new and expanding companies.

Land parcels in CRP West range from four acres (minimum) to 12 acres, but may also be reconfigured to meet company requirements. For each parcel, the City of Huntsville has completed basic site preparation including road access, curbing, drainage, telecommunications, and utilities to the site.

CummingsResearchPark.com

CRP West

- Interior Lots
(Lots that do not front Park boulevards, and must be accessed via non-boulevard roads)
- Boulevard Non-Access Lots
(Lots that have property frontage on boulevards, but are accessed from non-boulevard roads)
- Boulevard Access Lots
(Lots that have property frontage on and are directly accessible via boulevards)
- Lakeside Lots
- Outside of official CRP boundaries



June 2019

HIGHLIGHTED COPT PROPERTIES (CONT.)

310
Bridge
Street

PARK AERIAL REFERENCE: NOT SHOWN



BUILDING STATISTICS:

- > Year Built: 2009*
- > Rentable SF: 137,150 SF
- > Floors: 6
- > % Leased: 92%
- > LEED Certification: N/A

* COPT acquired this building in 2011

Notes:

COPT's Redstone Gateway



Redstone Gateway

SEGMENT:

Defense/IT

DEMAND DRIVER:

Redstone Arsenal

LOCATION:

Located at the southwest quadrant of I-565 & Rideout Road, adjacent to Gate 9 of Redstone Arsenal, the installation's primary access/egress point. According to the Bureau of Transportation's latest statistics, approximately 29,000 employees use Gate 9 each day.

HISTORY & VISION:

Considered part of the Cummings Research Park submarket, COPT's Redstone Gateway is a consolidated joint venture formed in 2010 between COPT and Jim Wilson & Associates (a 15% partner). The Enhanced Use Lease (EUL) COPT structured with the U.S. Army enables the partnership to control the land without triggering ground lease payments until a building is occupied and generating cash flow. The 470-acre, mixed-use master plan has the potential for a total of 4.6 million SF of commercial space, which will include up to 120,000 SF of retail and amenity space, two hotels (one of which exists), and approximately 1 million SF of secure office space behind Redstone Arsenal's security fence (the "secure campus").

CURRENT MARKET STATS:

Excluding amenity buildings, Redstone Gateway consists of 15 office and light manufacturing buildings aggregating 1.4 million SF that house a growing number of defense contractor and U.S. Government tenants, including:

- > Boeing Company
- > Leonardo DRS
- > Yulista
- > Cummings Aerospace
- > MITRE
- > Northrop Grumman
- > KBR

When 776,000 SF of developments deliver, the park will contain over 2 million SF of operating space.

COPT also owns 310 Bridge Street, a 137,000 SF Class A office building located two-miles due-north of Redstone Gateway, in the heart of Bridge Street Town Center. (Please refer to pages 9 and 22 for additional information.)

> FIGURE 8: MARKET COMPARISON

EXISTING PROPERTIES	COPT'S REDSTONE GATEWAY ^a	CLASS-A COMPS*
Number of Properties	15	28
Total SF	1,364,000	2,016,191
% Leased	99%	94%
Direct Vacant SF	10,000	121,163
Direct Asking Rents (\$/SF)*	Not Disclosed	\$18-\$22
TTM Net Absorption (SF)	238,056	(889)
Average Age (Years)	4	17
Under Development		
Total SF	776,000	0

* Source: CoStar data at September 30, 2021; COPT's IR Department

^a As of September 30, 2021; excludes 310 Bridge Street and retail space in 2100 Rideout Road.

AMENITIES:

Retail

- > **The Shops at Redstone:** In 2016, COPT opened the first phase of planned retail space: **The Shops at Redstone** consists of a 19,200 SF building containing two fast-casual restaurants that are new to the Huntsville market, a full service restaurant and bar, and a first-class conference and meeting center. The two fast-casual restaurants are **Fiero Mexican Grill**, which features fresh, hand-made Tex-Mex cuisine, and **Dipwich**, which features French dip sandwiches. **Rocket City Tavern** is a full-service restaurant & bar whose signature offerings include shareable appetizers, classic and innovative entrees, homemade desserts, and an array of local craft microbrews on-tap.
- > **Offbeat Coffee To-Go:** Located at 2100 Rideout Road and adjacent to Rocket City Tavern, Offbeat Coffee To-Go has been operating out of its repurposed transoceanic shipping container outlet since the summer of 2020.

Hospitality

- > Redstone Gateway's first hotel is a 120-key TownePlace Suites® by Marriott. The hotel was built and is operated by an independent hotelier that is not affiliated with COPT. The hotel opened in 2017 in the southeast quadrant of the commercial portion of the park.

Daycare

- > In February 2021, Ardent Preschool & Daycare opened its doors at 2400 Rideout Road.



FUN FACT:

Roads on Redstone Arsenal are named for citizens who died fighting in WWI. Rideout Road was named after First Lieutenant Percy E. Rideout.

REDSTONE GATEWAY





EXISTING PROPERTIES

- 1 100 Secured Gateway
- 2 1000 Redstone Gateway
- 3 1100 Redstone Gateway
- 4 1200 Redstone Gateway
- 5 2100 Rideout Road
- 6 4000 Market Street
- 7 4100 Market Street
- 8 6000 Redstone Gateway*
- 9 7100 Redstone Gateway
- 10 7200 Redstone Gateway
- 11 7400 Redstone Gateway
- 12 7500 Advanced Gateway
- 13 7600 Advanced Gateway
- 14 8600 Advanced Gateway
- 15 8800 Redstone Gateway

UNDER DEVELOPMENT

- 16 300 Secured Gateway – multi-story
205,000 SF
- 17 6200 Redstone Gateway – multi-story
172,000 SF
- 18 7000 Redstone Gateway – single-story
46,000 SF
- 19 8000 Rideout Road – multi-story**
100,000 SF
- 20 8200 Rideout Road – multi-story
131,000 SF
- 21 8300 Rideout Road – multi-story
131,000 SF

CONTROLLED LAND

- 22 310 acres | 2.4M developable SF

**10,000 SF are still under development*

*** 20,000 SF have been placed into service*



 A JOINT VENTURE PROJECT OF
CORPORATE OFFICE PROPERTIES TRUST
JIM WILSON & ASSOCIATES, LLC

HIGHLIGHTED COPT PROPERTIES

1000, 1100 + 1200 Redstone Gateway

BOEING CAMPUS

PARK AERIAL REFERENCE: [2](#) [3](#) [4](#)



1000 BUILDING STATISTICS:

- > Year Built: 2013
- > Rentable SF: 121,100 SF
- > Floors: 5
- > % Leased: 100%
- > LEED Certification: Gold

1100 BUILDING STATISTICS:

- > Year Built: 2014
- > Rentable SF: 121,100 SF
- > Floors: 5
- > % Leased: 100%
- > LEED Certification: Silver

1200 BUILDING STATISTICS:

- > Year Built: 2014
- > Rentable SF: 121,100 SF
- > Floors: 5
- > % Leased: 100%*
- > LEED Certification: Silver

* At the end of 2021, Boeing will vacate this building. The Company is tracking strong demand to backfill it.

7200+ 7400 Redstone Gateway

LEONARDO DRS

PARK AERIAL REFERENCE: [10](#) [11](#)



7200 BUILDING STATISTICS:

- > Year Built: 2013
- > Rentable SF: 62,400 SF
- > Floors: 1
- > % Leased: 100%
- > LEED Certification: LEED Certified

7400 BUILDING STATISTICS:

- > Year Built: 2015
- > Rentable SF: 69,100 SF
- > Floors: 1
- > % Leased: 100%
- > LEED Certification: Silver

HIGHLIGHTED COPT PROPERTIES

4000
Market
Street

MULTI-TENANT

PARK AERIAL REFERENCE: 6



BUILDING STATISTICS:

- > Year Built: 2019
- > Rentable SF: 43,000 SF
- > Floors: 1
- > % Leased: 100%
- > LEED Certification: LEED Certified (Pending)

4100
Market
Street

MULTI-TENANT

PARK AERIAL REFERENCE: 7



BUILDING STATISTICS:

- > Year Built: 2019
- > Rentable SF: 36,000 SF
- > Floors: 1
- > % Leased: 100%
- > LEED Certification: LEED Certified (Pending)

HIGHLIGHTED COPT PROPERTIES (CONT.)

8800
Redstone
Gateway

ABACO

PARK AERIAL REFERENCE: 15



BUILDING STATISTICS:

- > Year Built: 2019
- > Rentable SF: 75,650
- > Floors: 1
- > % Leased: 100%
- > LEED Certification: LEED Certified (Pending)

7500, 7600 + 8600
Advanced
Gateway

YULISTA CAMPUS

PARK AERIAL REFERENCE: 12, 13, 14



BUILDING STATISTICS:

- > Year Built: 2020
- > Rentable SF: 366,000 SF in a three-building campus
- > Floors: Office Building - 4
R&D Facilities - 1
- > % Pre-Leased: 100%
- > LEED Certification:
 - 7500 Advanced Gateway: N/A
 - 7600 Advanced Gateway: N/A
 - 8600 Advanced Gateway: LEED Certified (Pending)

HIGHLIGHTED COPT PROPERTIES (CONT.)

8000 Rideout Road

MULTI-TENANT

PARK AERIAL REFERENCE: 19



BUILDING STATISTICS:

- > Year Built: Under Development*
- > Rentable SF: 100,000 SF
- > Floors: 4
- > % Leased: 88%
- > LEED Certification: LEED Certified (pending)

* 20,000 SF are operational.

6000 Redstone Gateway

MITRE

PARK AERIAL REFERENCE: 8



BUILDING STATISTICS:

- > Year Built: Under Development*
- > Rentable SF: 40,000 SF
- > Floors: 1
- > % Leased: 100%
- > LEED Certification: N/A

* 32,000 SF are operational.

HIGHLIGHTED COPT PROPERTIES (CONT.)

6200 + 7000 Redstone Gateway

KBR

PARK AERIAL REFERENCE: 17,18



6200 BUILDING STATISTICS:

- > Year Built: Under Development
- > Rentable SF: 172,000 SF
- > Floors: 6
- > % Leased: 91%
- > LEED Certification: LEED Silver (pending)

7000 BUILDING STATISTICS:

- > Year Built: Under Development
- > Rentable SF: 46,000 SF
- > Floors: 1
- > % Leased: 46%
- > LEED Certification: N/A

7100 Redstone Gateway

CUMMINGS AEROSPACE

PARK AERIAL REFERENCE: 9



BUILDING STATISTICS:

- > Year Built: Under Development
- > Rentable SF: 46,000 SF
- > Floors: 1
- > % Leased: 100%
- > LEED Certification: N/A

HIGHLIGHTED COPT PROPERTIES (CONT.)

8200 + 8300 Rideout Road

NORTHROP GRUMMAN

PARK AERIAL REFERENCE: 20,21



BUILDING STATISTICS:

- > Year Built: Under Development
- > Rentable SF: 262,000 SF
- > Floors: 5
- > % Leased: 100%
- > LEED Certification: LEED Certified (pending)

100 Secured Gateway

U.S. GOVERNMENT

PARK AERIAL REFERENCE: 1



BUILDING STATISTICS:

- > Year Built: 2020
- > Rentable SF: 250,000 SF
- > Floors: 6
- > % Leased: 100%
- > LEED Certification: LEED Certified

Note:

100 Secured Gateway is the first project developed in the secure, behind-the-fence portion of Redstone Gateway.

HIGHLIGHTED COPT PROPERTIES (CONT.)

300
Secured
Gateway

U.S. GOVERNMENT

PARK AERIAL REFERENCE: 15



BUILDING STATISTICS:

- > Year Built: Under Development
- > Rentable SF: 205,000 SF
- > Floors: 3
- > % Leased: 100%
- > LEED Certification: LEED Certified (pending)

Notes:

Redstone Arsenal



OVERVIEW

REDSTONE ARSENAL

Redstone Arsenal was established in 1941. In 1950, the German engineer, Dr. Wernher von Braun, and his team relocated from Fort Bliss, Texas, to Redstone Arsenal to develop missile and rocket technology for the U.S. On August 20, 1953, the first Redstone Rocket lifted off from Cape Canaveral in Florida.

Including the first base realignment and closure, or BRAC, in the U.S. in 1988, Redstone Arsenal has been a net winner of DOD jobs and funding.

Redstone Arsenal is a DOD and a Federal “Center of Excellence” for Integration, Research, Development, Testing and Evaluation of major programs and systems. It is one of the largest defense installations in the U.S., and enjoys the most diverse funding sources of any U.S. military base, receiving funds from Department of the Army, NASA, DIA, FBI, ATF and DISA.

\$22B Total Annual Economic Impact

104,500 Total Jobs Across Tennessee Valley

44K TOTAL EMPLOYEES ON REDSTONE ARSENAL
108K INDIRECT JOBS ACROSS REGION

Source: December 11, 2019 article, https://www.army.mil/article/230835/redstone_stays_relevant_with_community_support#:~:text=The%20Redstone%20workforce%20is%20projected,billion%20in%20infrastructure%2C%20Daly%20said

FUN FACT:

Origins of Redstone Arsenal's name—In a letter written in 1955 to Mary T. Cagle, Redstone Arsenal's first historian, Colonel Carroll D. Hudson recalled the following:

“Major Leedy, Major Sachs and I were in the Ammunition Division, OCO, during [1941] and part of the duty of Major Sachs was to recommend names for the new Ordnance plants. I wanted the name of Redstone because of the red rock and soil in northern Alabama and Major Sachs agreed. No one else objected to the name so it became official.”

Redstone Arsenal

LOCATION:

Redstone Arsenal is an approximate 60-square mile (38,200 acre) U.S. defense installation located on the south side of I-565, approximately 5 miles west of downtown Huntsville.

HISTORY:

Redstone Arsenal was established in 1941 as a chemical weapons plant to support U.S. involvement in World War II. In 1950, the German engineer, Dr. Wernher von Braun, and his team of aerospace engineers were relocated from Fort Bliss, Texas, to Redstone Arsenal to develop missile and rocket technology for the U.S. On August 20, 1953, the first *Redstone Rocket* lifted off from Cape Canaveral in Florida.

BRAC AWARDS:

Including the first base realignment and closure, or BRAC, in 1988, Redstone Arsenal has been a **net winner of DOD jobs and funding:**

- > 1988 BRAC moved the Test, Measurement & Diagnostics Equipment Center from Lexington, KY, to Redstone Arsenal, sparking a new era of growth
- > 1991 and 1995, BRAC initiatives consolidated and realigned materiel and logistics readiness activities and multiple aviation activities to Redstone Arsenal from around the country
- > 2005 BRAC resulted in the largest realignment of activities to Redstone Arsenal to-date, including moving the four-star headquarters for Army Materiel Command (AMC) and the three-star headquarters for Space and Missile Defense Command (SMDC) from Northern Virginia
- > Please refer to COPT's "Brief History of BRAC Activity in the United States" under COPT Defense Research on investors.copt.com for more information.

REDSTONE TODAY:

A Vital and Growing DOD Center of Excellence

Redstone Arsenal is a *DOD & Federal Center of Excellence* for Integration, Research, Development, Testing and Evaluation of major programs and systems. The Arsenal's on-post workforce of approximately 44,000 includes 12 General Officers and over 70 Senior Executive Service members—the largest concentration of military leadership outside of the Washington, DC region. Based on its civilian workforce, Redstone Arsenal is one of the largest defense installations in the U.S.

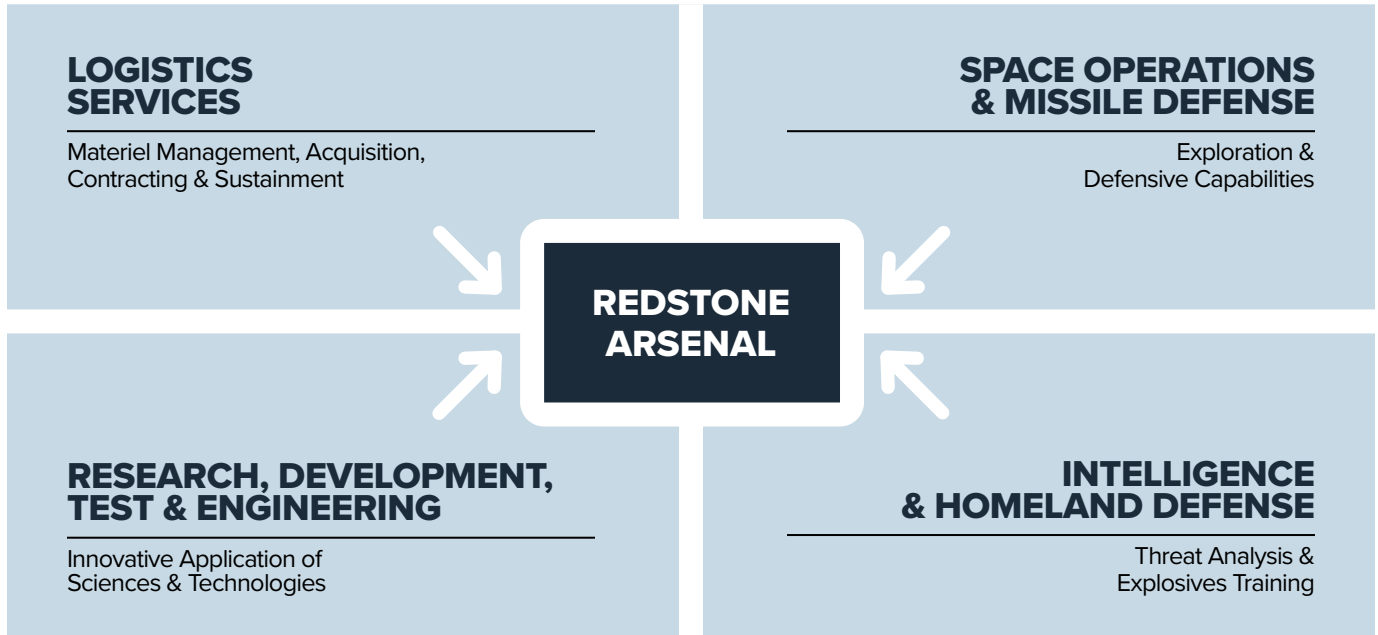
The Arsenal's facilities encompass approximately 19 million SF that house approximately 80 commands and agencies, which are summarized on the following pages. Redstone Arsenal also enjoys the most diverse funding sources of any U.S. military base, receiving funds from Department of the Army, NASA, DIA, FBI, ATF and DISA.

ANOTHER FUN FACT:

- Four U.S. Presidents have visited Redstone Arsenal:
- > President Dwight D. Eisenhower in 1960
 - > President John F. Kennedy in 1962
 - > President Richard Nixon in 1974
 - > President George H. W. Bush in 1990

Functional Synergies Among Missions

As with all federal Centers of Excellence, the missions of the Commands and Agencies co-located at Redstone Arsenal are not accidental or haphazard. The work performed at each mission supports or is supported by aspects of another or several activities being carried out at Redstone Arsenal.

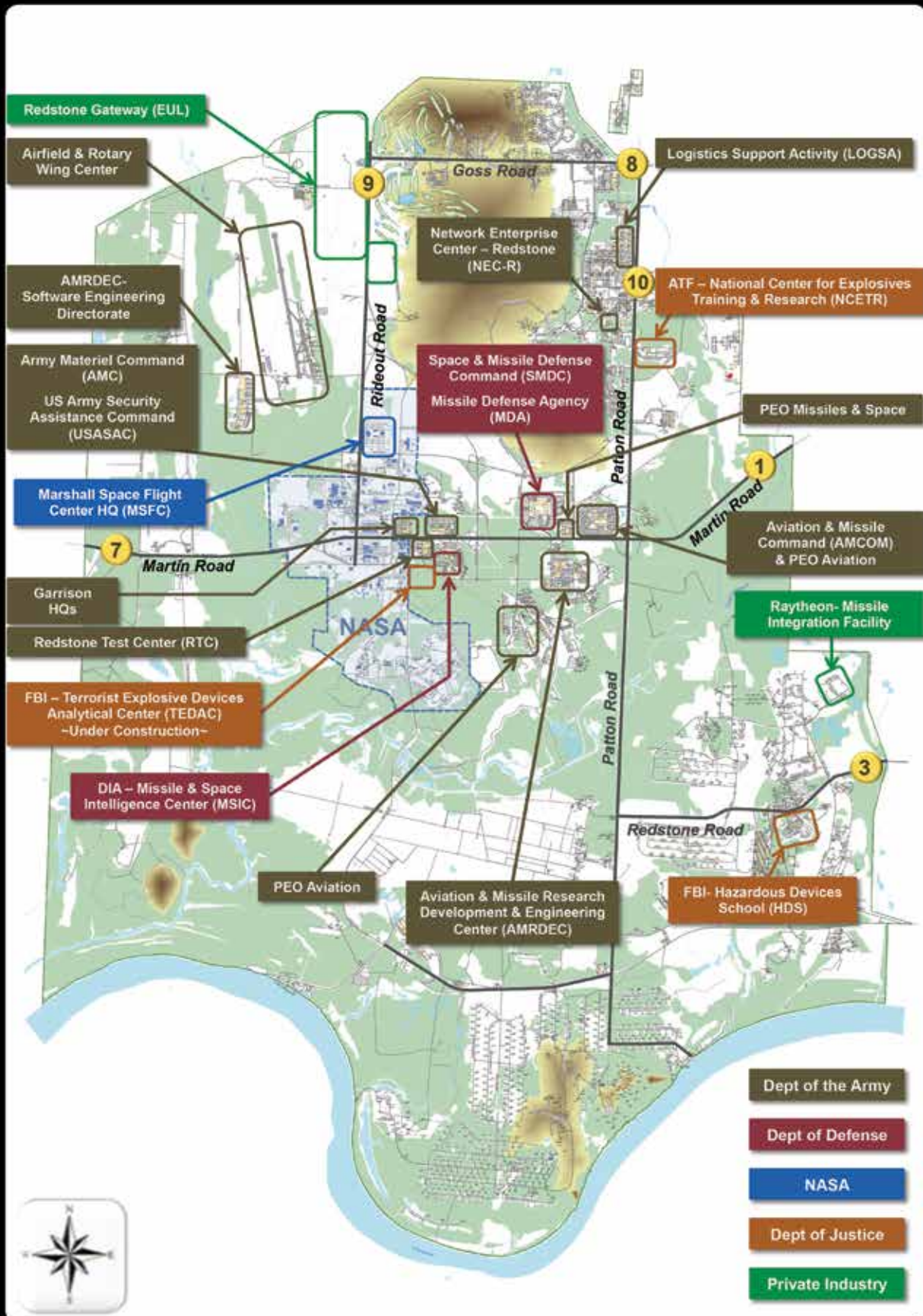


JOHN F. KENNEDY AND WERNHER VON BRAUN

Credit: Getty Images

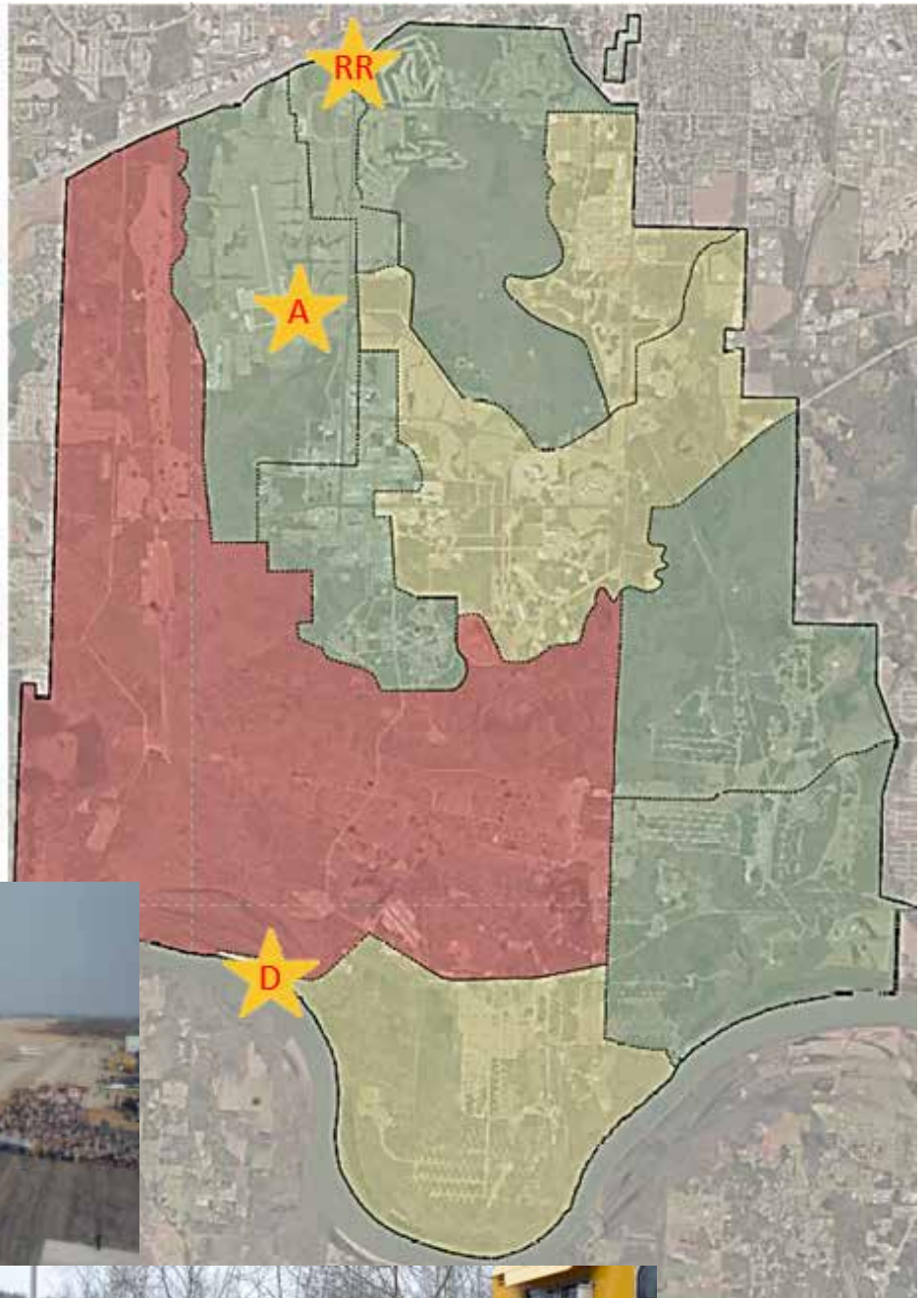
TEAM REDSTONE

Redstone Arsenal Overview



INTERMODAL FEATURES

- > Redstone Arsenal comprises 38,812 acres, or 60-square miles
- > Every means of transportation exists on-post:
 - > A dedicated airfield (A)
 - > Rail spurs connecting to Strategic Rail Corridor Network (STRACNET) (RR)
 - > Barge docks (access to the Gulf of Mexico) (D)
 - > 476 miles of paved road on-post



Enterprise at Redstone Airfield



Army Crane train supporting readiness

MAJOR COMMANDS



U.S. Army Materiel Command (Headquarters)

AMC is an Army Major Command and, since 2013, the Senior Command at Redstone Arsenal. AMC is responsible for materiel readiness including technology, acquisition support, materiel development, logistics power projection and sustainment. The Command's missions range from development of weapon systems and research to maintenance and distribution of parts and supplies.



U.S. Army Garrison – Redstone

Part of the U.S. Army's Installation Management Command (IMCOM), USAG-Redstone executes daily operations effectively and efficiently with a qualified and professional work-force of nearly 1,900 civil service and contractor personnel. USAG-Redstone maintains over 14 million square feet of administrative and RDT&E building space, 200 lane miles of roads, eight major test ranges, an airfield, a railhead with two spurs, two barge docks, and six gates on the installation.



U.S. Army Aviation & Missile Command (AMCOM)

AMCOM provides support to joint warfighters and allies to ensure aviation and missile system readiness for combat operations. The Command is responsible for the development, acquisition and fielding of aviation and missile systems and the integration of aviation and missile technology.



U.S. Army Security Assistance Command (USASAC)

USASAC supports the national security strategy through the management of Army security assistance programs including annual foreign military sales of more than \$10 billion to approximately 140 allied countries, friendly nations and multinational organizations.



U.S. Army Contracting Command (ACC)

ACC supports the warfighter worldwide through the acquisition of goods and services vital to the soldier's mission and well-being



U.S. Army Combat Capabilities Development Command Aviation & Missile Center (AvMC)

Formerly the U.S. Army Aviation and Missile Research, Development and Engineering Center (AMRDEC), the CCDC AvMC provides research, development, and engineering technology and services to support U.S. Army aviation and missile platforms.



U.S. Army Acquisition Support Center (USAASC)

The USAASC provides oversight of the Army Acquisition Workforce and supports the program executive offices with resource management, human resources, and force structure.

MAJOR COMMANDS



Logistics Support Activity (LOGSA)

LOGSA supports Army operations through timely and integrated lifecycle logistics information, knowledge, and expertise. LOGSA maintains the logistics information warehouse, which is the army's official single authoritative logistics data repository. LOGSA provides critical logistics information capabilities through analytical tools and business intelligence solutions to effectively acquire, manage, equip, and sustain the material requirements of the US Army. Today, LIW processes transactional data in volumes comparable to the NASDAQ; providing services to over 65,000 individual users and 150 direct trading partners worldwide.



U.S. Army Space & Missile Defense Command (SMDC) / Army Forces Strategic Command

SMDC provides research, technology integration for space, missile defense, cyber and directed energy systems and related technologies for the U.S. Army.



Program Executive Office – Aviation

PEO Aviation is responsible for life-cycle management of all Army aircraft, to include development, acquisition, testing, systems integration, product improvements, production, fielding, and logistical support. Aircraft systems include the Apache Helicopter, Cargo Helicopter, Utility Helicopter, Armed Scout Helicopter, Unmanned Aircraft Systems and Fixed Wing.



Program Executive Office – Missiles & Space

The PEO Missiles and Space provides centralized management for all Army tactical and air defense missile programs and selected Army space programs.



U.S. Army Redstone Test Center (RTC)

RTC specializes in line-of-sight missile and rocket testing, guidance system testing, optical and electro optical systems, air-armament component tests and electromagnetic environmental effects testing of aircraft systems. RTC is the designated DOD lighting effects tester for explosive ordnance and munitions. RTC also tests and certifies all modifications to aircraft in the Army aviation inventory.



U.S. Missile Defense Agency* (MDA)

MDA is a Department of Defense agency that facilitates the development and integration of multi-service capabilities into seamless theater and national missile defense systems. The majority of the Agency is based at Redstone.



Defense Intelligence Agency – Missile & Space Intelligence Center* (DIA-MSIC)

MSIC is an intelligence organization charged with producing scientific and technological intelligence on adversary surface-to-air missiles and ballistic missile systems and directed energy systems. This intelligence includes characteristics, capabilities and limitations of foreign military systems.

at Redstone Arsenal



NASA's Marshall Space Flight Center†

Marshall is one of NASA's largest field centers, occupying more than 1,800 acres on Redstone Arsenal. The center employs approximately 6,000 people, approximately 2,500 civil service and 3,500 contractor employees, with an annual budget of approximately \$2.6 billion. MSFC has the program and project lead responsibility for development of the nation's next heavy lift vehicle that will enable continued US exploration of deep space.



FBI – Terrorist Explosive Devices Analytical Center (TEDAC)†

Directly contributing to the eradication of the IED threat by providing scientific and technical exploitation, actionable intelligence, timely response, forecasts, and a centralized repository for IED-related material.



FBI – Hazardous Devices School (HDS)†

Established in 1971, the FBI's HDS provides training to local, state, and federal first responders and bomb techs; the agency trains and certifies the nation's public safety bomb technicians.



Expeditionary Contracting Command

ECC is responsible for expeditionary contracting across all military operations for Army Service Component Commanders and the Joint Warfighter and support to Army and other federal agencies at installations overseas.



Bureau of Alcohol, Tobacco, Firearms & Explosives (ATF)†

ATF is a law enforcement agency in the U.S. Department of Justice that protects American communities from violent criminals, criminal organizations, the illegal use and trafficking of firearms, the illegal use and storage of explosives, acts of arson and bombings, acts of terrorism, and the illegal diversion of alcohol and tobacco products.



U.S. Army Rapid Capabilities & Critical Technologies Office (RCCTO)

Formerly the called the Army Rapid Capabilities Office (RCO), the RCCTO executes rapid prototyping and initial equipping of strategically important capabilities to meet commanders' warfighting needs.



U.S. Army Combat Capabilities Development Command (RDECOM)

RDECOM is a subordinate command of the U.S. Army Futures Command tasked with creating, integrating, and delivering technology-enabled solutions to the U.S. Army.

Smaller Commands and Agencies:

Fox Army Health Center
U.S. Army 2nd Recruiting Brigade
U.S. Army Network Enterprise Center
Defense Acquisition University

*** DOD Organizations**

† Federal Organizations

Source:

www.mybaseguide.com/Military-Relocation-Guide/3738/Redstone%20Arsenal

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INVESTOR RELATIONS

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