

1. SITE INFRASTRUCTURE DEVELOPMENT

PROJECT STATUS

CONSTRUCTION STATUS

- Hanover Completion Dates for Initial Construction Phases
 - Hanover is nearing the opening dates for both the Site A (Autry Park) and Site E (Parkview) developments. The full completion of these projects with the remaining residential floors will be in the second quarter of 2022. This initial opening for both phases allows retail tenants to begin construction of their lease spaces. This also opens Buffalo Park Drive and Cogdell Street. Autry Park Drive and portions of the off-site work remain to be completed. These remaining components are included in the Initial Improvements contemplated in the Development Agreement between Hanover and TIRZ 5.

INFRASTRUCTURE & OFF-SITE DESIGN DEVELOPMENT

- Sanitary Upgrades at Allen Parkway (Langford Engineers)
 - Hanover has continued to coordinate with the City of Houston on the design of the 18" sanitary upgrades. Hanover is still working through permitting for this scope of work. The costs for this portion of the development are not currently included in the Development Reimbursement Agreement with the TIRZ.
- Trail Connection
 - Hanover has finalized the design of the trail connection and coordinated concept approval with BBP. Hanover has received CoH approval for the plans and will start this work in the first quarter of 2022. The costs for this portion of the development are not currently included in the Development Reimbursement Agreement with the TIRZ.

PERMITTING STATUS

- Design & Permitting

Private Grading Plans	APPROVED
CenterPoint Ductbank	APPROVED
CoH Street Lights	APPROVED
CenterPoint Gas	APPROVED
Telecom Ductbank	APPROVED
W Dallas Hydrant	APPROVED
Public Infrastructure	APPROVED
Off-site Signalization	APPROVED
Trail Connection	APPROVED
Site G Pod Buildings	APPROVED
Sanitary Sewer Upgrades	<i>SUBMITTED TO COH</i>

GMP DEVELOPMENT

GMP 1 – DEMOLITION

- Demolition work has been completed.

GMP 2 – WET UTILITIES

- Wet Utilities work has been completed.

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GMP 3 – INFRASTRUCTURE BUILD-OUT

- Agreement executed with Owner. Infrastructure work has been guaranteed and is on-going.

GMP 4 – CULLEN BUILDING DEMOLITION & ABATEMENT

- Agreement executed with Owner. Demolition is complete.

GMP 5 – SITE G CENTRAL PARK

- Agreement executed with Owner. Construction work is on-going.

GMP 6 – MISCELLANEOUS ASSEMBLAGE SCOPES OF WORK

- Allen Parkway Trail Connection Improvements
 - Now that the plans are in for permit, Hanover will be finalizing the costs associated with this work.
- 18" Sanitary upgrade in Allen Parkway
 - Hanover is working to finalize the costs for this scope of work as permitting nears completion.

2. VERTICAL DEVELOPMENTS

SITE A

Mixed Use / Multi-family: (324 Units with approx. 22,900 sqft of retail/restaurant)

- Construction Status
 - Phase 1 opening is anticipated for end of December 2021.
- Leasing Efforts
 - See specific status on leasing efforts below.

SITE E

Mixed Use / Multi-family: (423 Units with approx. 20,000 sqft of retail/restaurant)

- Construction Status
 - Phase 1 opening is anticipated for end of December 2021.
- Leasing Efforts
 - See specific status on leasing efforts below.

SITE D

On Hold

Program for Site D Office Building evolved. The previous concept included a singular 200,000 sqft office tower. The site is now being subdivided into two individual properties. The west property (D1) will be a boutique office building with design kicking off in the coming weeks. The anticipated construction start for D2 is May 2022. The east property (D2) will represent the original program with a 20-story office tower. This D2 development will not progress until the D1 development completes.

SITE F

On Hold

An alternate hotel / residential blend is being evaluated for this site. The temporary park is continuing to be constructed in the interim and will open to the public before the end of the year 2021.

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SITE B1

Ground Lease Tenant 50,000 Sqft Development

- Design & Permitting
 - The ground lease tenant is continuing to progress the 50,000 sqft development with an anticipated start date of second quarter of 2022.

SITE B2

40-Story High Rise

- Design Status
 - The B2 development has kicked-off design. Anticipated construction start of fall 2022. Unit count and retail square footage to be provided as design develops further.

SITE C

High Rise TBD

- Design Status
 - No status currently

3. CONSTRUCTION PROGRESS UPDATE

Monthly Progress (Reference Project Progress Photos)

- Dry Utility Installation
 - Hanover has completed all electrical infrastructure work and transferred all services along W Dallas, Tirrell, and Marston underground. Hanover is awaiting confirmation from CenterPoint as to when the removal of all overhead power lines and electrical poles along W Dallas, Tirrell, and Marston is to be scheduled.
- Roadway Paving
 - Granite pavers for all roadways have now been received. Installation has progressed. Hanover is anticipating the completion of the roadway pavers in February 2022.
- Off-Site Improvements
 - W Dallas Right Turn Lane
 - Hanover has received direction from the City of Houston to remove the right turn lane that was installed. This is due to the existing 20" transmission water line ultimately residing under the proposed right turn lane. Hanover will start the removal of the right turn lane the week of 12/6/21.
 - Shepherd / Allen Parkway Right Turn Lane
 - Hanover is working with the City of Houston to get the right turn lane signal function in order to open the new right turn lane on Shepherd.
 - Allen Parkway / Buffalo Park Dr Intersection
 - Hanover has progressed the roadway improvements in Allen Parkway and is coordinating with the City of Houston to get the new traffic signals functional.
 - W Dallas / Buffalo Park Dr Intersection
 - CenterPoint has de-energized the overhead power along W Dallas, and Hanover has installed the new signal poles with the new signal elements. Hanover will start coordinating with the City of Houston to energize these signals.
 - Sidewalks
 - Hanover is continuing to progress the sidewalk and off-site concrete work. The full completion of all off-site concrete work is anticipated for January 2022.

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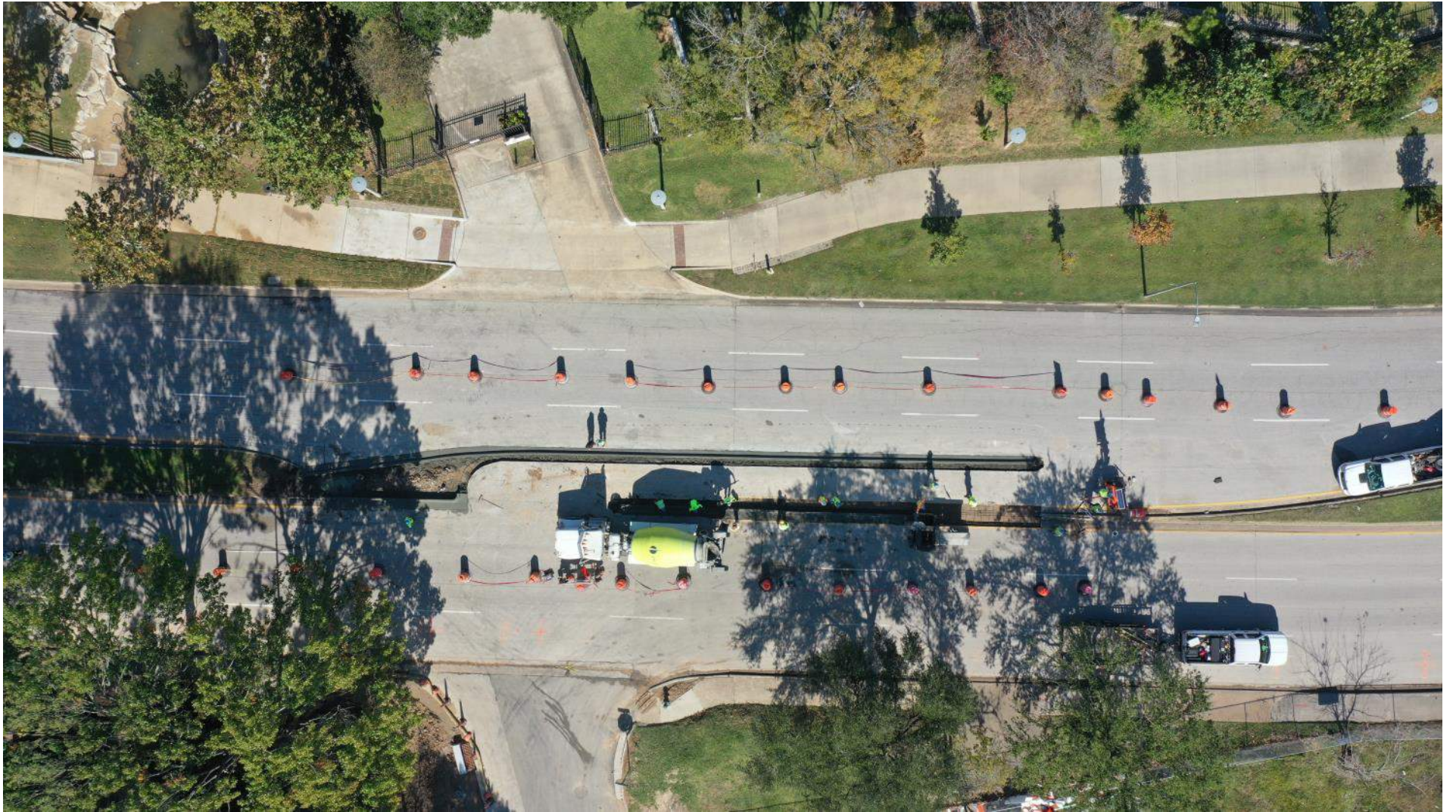
4. LEASING EFFORTS

Below is the status of Leasing Efforts for each development currently in design or under construction.

	Q3 2021 Report	Q4 2021 Report
SITE A (Autry Park)		
Proposed Retail Spaces	6	6
Signed Leases	0	2
In Lease Negotiations	2	2
In LOI Negotiations	3	1
Continuing Marketing Efforts	1	1
SITE E (Parkview)		
Proposed Retail Spaces	10	10
Signed Leases	0	2
In Lease Negotiations	4	3
In LOI Negotiations	5	5
Continuing Marketing Efforts	1	0
SITE B (Ground Lease Tenant)		
Proposed Retail Spaces	1	1
Signed Leases	0	0
In Lease Negotiations	1	1
In LOI Negotiations	0	0
Continuing Marketing Efforts	0	0
SITE G (Park & Kiosk Buildings)		
Proposed Retail Spaces	2	2
Signed Leases	0	0
In Lease Negotiations	0	0
In LOI Negotiations	1	2
Continuing Marketing Efforts	1	0



Pavers on Buffalo Dr. 11/16/2021



Allen Pkwy. & Tirrell St. Left turn lane concrete poured



Project Overview 11/16/2021