

PRESS RELEASE

Midtown Union Opens in Midtown Atlanta

Class-AA Office Tower, Mira at Midtown Union Residential Tower, and The Kimpton Shane Hotel Offer New Lifestyle Destination Steps from Atlanta's Arts District

ATLANTA – September 26, 2022 – [MetLife Investment Management \(MIM\)](#), MetLife Inc.'s (NYSE: MET) institutional asset management business, and [Granite Properties](#), a commercial real estate investment, development and management company, today announced the completion of [Midtown Union](#) in the Midtown submarket of Atlanta. The large, mixed-use development with distinctive architectural designs features office, residential, hotel and retail located steps from Midtown's Arts District. The project's [Class-AA office tower](#) and the [Mira at Midtown Union](#) residential tower opened in July, and The Kimpton Shane Hotel opened on September 21st.

"We are pleased to deliver a new lifestyle destination in Atlanta with our partners Granite Properties and Streetlights Residential that blends a diverse and unique set of offerings centered on its users," said Robert Merck, global head of Real Estate and Agricultural Finance at MetLife Investment Management. "Midtown Union represents the best of what we believe the community is looking for in terms of location, mobility, amenities and industry-leading design and features."

"Midtown Union is a place that connects people. It brings people together through the mix of office, living, hotel, and retail uses and onsite amenities. The new extension of Arts Center Way allows people to take a quick walk to the nearby Arts District for inspiration and culture. Given the location's walkability and proximity to nearby transportation hubs, it also provides quick access to other parts of Atlanta," said John Robbins, Senior Managing Director, Granite Properties. "The Class-AA office building places our customer experience and wellbeing at the forefront. Its social spaces, inspiring outdoor amenities, and wellness features make for an inviting and productive work environment," he added.

Class-AA office Tower

The 26-story, 612,000 square feet office tower is designed to achieve LEED Silver and Fitwel certifications. It is developed by MetLife Investment Management and Granite Properties. Building on its 40-year history in Atlanta, Invesco has leased 300,000 square feet in Midtown Union for its future global headquarters and will begin relocating in early 2023.

Amenities include:

- Airy, multi-level hospitality lobby incorporating biophilic design.

- 12,000 square foot landscaped outdoor amenity terrace on the 8th floor connecting to a fitness center, boardroom, conference meeting facilities, and a customer lounge.
- Open floor plates design.
- Clean indoor air technology in the building's HVAC system.
- 14-ft floor-to-ceiling glass for an abundance of natural light.
- A touchless experience through contactless smart card access throughout the building, hands-free entry doors, and destination dispatch elevators, which users can summon via a mobile app.

Mira at Midtown Union

The 26-story, 355 luxury unit residential tower is developed by MetLife Investment Management and [StreetLights Residential](#). Leasing has commenced and residents have begun moving in. Mira at Midtown Union offers high-end finishes within several floorplans, including studio, one-, two-, and three-bedroom apartment homes, ranging in size from 496 to 1,743 square feet. Amenities include:

- Outdoor amenity deck with a pool, seating, and grilling stations overlooking Midtown Atlanta, with a pool-side resident bar & lounge.
- 24/7 concierge services.
- Conference and co-working spaces.
- Expansive fitness center with flex fitness space.
- Pet lawn & spa.

The Kimpton Shane Hotel

The 14-story, 230-key hotel operated by [Kimpton Hotels & Restaurants](#) is developed by MetLife Investment Management and [AMS Hospitality](#). The interior is designed by [Studio 11 Design](#). Capturing the artistic spirit of the neighborhood, the hotel embodies art through its exterior sculpture references and curved façade. The interior features artwork from 30+ global artists curated by Atlanta-based [Soho Myriad](#).

Amenities include:

- Chef-driven restaurant [Hartley Kitchen and Cocktails](#), and cocktail lounge [Aveline](#).
- 6,600 square feet of meeting and events space.
- Kimpton's popular "Forgot It? We've Got It!" amenity program, along with its beloved evening social hour, morning coffee and tea service, pet-friendly policies, in-room yoga mats, well-equipped 24-hour fitness center, and loaner bikes.

The project provides 1,909 structured parking spaces featuring a parking guidance system directing customers and visitors to their designated spaces. It also allows for space reservations by different users (office, retail, residents). Tenants have access to 36 Level 2 EV charging stations.

Midtown Union is situated along the lush park setting of Arts Center Way and creates a new retail destination with 32,000 square feet of restaurants and shops. A pedestrian-friendly extension of Arts Center Way stretches through the project and connects to Midtown's Arts District. Inspired by, and enhancing the connection to, the art community, Midtown Union features [two large public art installations](#) created by Atlanta-based artist, Joe Dreher, aka [@joekingatl](#). A 4,758 SF mural on the South Garage (on Spring Street) consists of two intertwining faces, and a 2,750 SF on the North Garage (at 17th and W. Peachtree) features single-line drawings of four faces and a Mobius strip.

Midtown Union is located on 1331 Spring Street and provides accessibility via four points of ingress and egress. It has "first-on/first-off" access to the I-75/85 Connector, and is a 2-minute walk from the Arts Center MARTA Station providing a 24-minute ride to Hartsfield-Jackson International Airport.

Midtown Union was designed by [Cooper Carry](#). General Contractor [Brasfield & Gorrie](#) began construction of the three towers simultaneously in November 2019. The project was built through the pandemic and completed on time and under budget.

The office and retail spaces are being leased by Brooke Dewey and Adam Viente (office) and Coleman Morris (retail) of JLL.

About MetLife Investment Management

[MetLife Investment Management](#), the institutional asset management business of MetLife, Inc. (NYSE: MET), is a global public fixed income, private capital and real estate investment manager providing tailored investment solutions to institutional investors worldwide. MetLife Investment Management provides public and private pension plans, insurance companies, endowments, funds and other institutional clients with a range of bespoke investment and financing solutions that seek to meet a range of long-term investment objectives and risk-adjusted returns over time. MetLife Investment Management has over 150 years of investment experience [and as of June 30, 2022 had \\$590.9 billion in total assets under management](#).

Forward Looking Statements

The forward-looking statements in this news release, using words such as "will," "open," "achieve," and "seek," are based on assumptions and expectations that involve risks and uncertainties, including the "Risk Factors" MetLife, Inc. describes in its U.S. Securities and Exchange Commission filings. MetLife's future results could differ, and it does not undertake any obligation to publicly correct or update any of these statements.

About Granite Properties

Granite Properties is a privately held commercial real estate investment, development and management company founded in 1991. The firm owns 11.5 million square feet of high-quality office space in Dallas, Houston, Atlanta, Denver,

Southern California, Boston and Nashville. Granite is an established investor, developer, and manager with a focus on sustainable, high-quality projects. It has completed more than \$8 billion in real estate transactions and more than 29 million square feet of real estate development and acquisitions. Current active development projects in Atlanta, Boston, and Dallas total over 2 million square feet with total costs over \$1.5 billion. Granite focuses on creating extraordinary customer experiences through mixed-use environments, rich amenities, customer-centric service, and innovative wellness features. Granite is NAIOP's 2022 Developer of the Year, and has been named a Fortune Magazine Great Place to Work for nine consecutive years. For more information, visit: [graniteprop.com](https://www.graniteprop.com).