PRESS RELEASE

MetLife Investment Management and Granite Bring Fleming's to Midtown Union in Atlanta

The Highly Anticipated Upscale Prime Steakhouse & Wine Bar Coming in Fall 2026

ATLANTA – August 13, 2026 - MetLife Investment Management (MIM), MetLife Inc.'s (NYSE: MET) institutional asset management business, Granite Properties, a commercial real estate investment, development, and management company, and Fleming's Prime Steakhouse & Wine Bar, announced today the opening of a new Fleming's location at Midtown Union in Midtown Atlanta. Known for offering premium steak cuts from around the world, a curated wine collection, exceptional seafood, and warm hospitality, Fleming's will begin serving lunch and dinner starting at 11 a.m. daily in the Fall.

"We're excited to bring Fleming's to Midtown Union and join such a vibrant Atlanta community," said Pat English, President of Fleming's Prime Steakhouse & Wine Bar. "Our new restaurant reflects our commitment to creating memorable dining experiences through elevated cuisine, an exceptional wine experience, and a warm, welcoming atmosphere designed for how guests dine and connect today and years to come."

Spanning 8,233 square feet, the restaurant offers a variety of dining spaces and experiences, including a main dining room that accommodates 80 guests, an eloquent bar area, a place for live entertainment, private event spaces, a wine cellar, and an approximately 1,600-square-foot outdoor lounge that faces the pedestrian-friendly Arts Center Way.

The interior reflects the brand's signature relaxed luxury philosophy and features a new elevated design concept that utilizes modern design elements, earthy tones and rich textures. The space has an open but vibrant interpretation of classic luxury.

The restaurant's dinner menu offers a range of signature steaks, such as Prime Bone-In Ribeye, the Japanese A5 Wagyu Strip and the Australian Carrara Wagyu Strip; signature dishes, Filet Mignon & North Atlantic Lobster Tail and Ginger-Soy Chilean Sea Bass; popular sides, such as Fleming's Potatoes and Crispy Pancetta Brussels Sprouts; for-the-table-dishes, including Chilled Shellfish Tower and Yellowtail Crudo; and dessert, including the famous Belgian Callebaut Chocolate Lava Cake.

The restaurant's lunch menu is perfect for professionals, residents and museum visitors, offering options for under $35. Enjoy starters, such as the popular

Milkbread with Lavender Honey Butter; as well as handhelds and entrée salads including the Steakhouse Fillet Chopped Salad; Fleming's Prime Steakhouse Burger and Lobster Roll that are available all day during lunch and dinner for around $20.

Fleming's address is 1331 Spring Street, NW, but its main entrance is located on the corner of West Peachtree and 17th Street (under a large mural designed by @joekingatl). The restaurant is located at Midtown Union, a large, mixed-use development featuring a Class AA office tower developed by Granite Properties and MIM, the Mira residential tower and The Kimpton Shane Hotel. Additional on-site restaurants include the chef-driven eatery, Hartley Kitchen and Cocktails, and the cocktail lounge, Aveline Bar, located in The Shane Hotel. White Windmill Bakery and Café opened in February 2026 and faces Arts Center Way. Visitors can access self-parking in The North Deck Parking Garage or use the on-site valet service.

"We're thrilled to welcome Fleming's to Midtown Union and offer an upscale dining experience to our office customers, residents, hotel visitors, patrons of the Arts and the greater Atlanta community," said John Robbins, Senior Managing Director, Granite Properties. "Midtown Union has turned into a morning-to-evening dining destination with four exceptional restaurants ranging from fast-casual to luxurious dining. With these restaurants, we continue to deliver Midtown Union's mission of bringing people together, whether that's over a casual lunch, a business meeting, or a special celebration," he added.

Midtown Union is located steps from the Woodruff Arts Center and near the Ansley Park neighborhood, Georgia Institute of Technology, The Mercedez Benz Stadium and Piedmont Park. A two-minute walk from the Arts Center MARTA Station makes Midtown Union easily accessible from other parts of Atlanta.

Fleming's was founded in 1998, in Newport Beach, CA. The restaurant has around 65 locations across the U.S. This is Fleming's second location in Atlanta. Its first location is in Perimeter Place Village.

Fleming's was represented by Julie Solomon of Katz & Associates and Noah Jones of Atlantic Retail. Granite and MIM were represented by Amy Fingerhut of CBRE.

About Fleming's Prime Steakhouse & Wine Bar
Fleming's Prime Steakhouse & Wine Bar is renowned as a premier steakhouse destination. With a steadfast commitment to excellence, Fleming's offers an unparalleled dining experience by featuring Prime, Classic & Wagyu steaks, an exceptional selection of wines, and five-star hospitality. Founded in 1998 by Paul Fleming and Bill Allen, the first Fleming's opened in Newport Beach, Calif. with a vision to create a steakhouse that breaks the stereotype. For more information about Fleming's Prime Steakhouse & Wine Bar or to make a reservation, please visit **www.FlemingsSteakhouse.com.**

About MetLife Investment Management

MetLife Investment Management, LLC and certain of its affiliates ("MIM"), the institutional asset management business of MetLife, Inc. (NYSE: MET), provides tailored investment management solutions to institutional investors worldwide. MIM has global expertise in public fixed income, private fixed income, real estate, equity, alternatives, multi-asset, and insurance solutions and provides public and private pension plans, insurance companies, endowments, funds and other institutional clients with a range of bespoke investment solutions that seek to meet a range of long-term investment objectives and risk-adjusted returns over time. As of June 30, 2026, MIM had $748.1 billion in total assets under management. For more information, see MIM's Total Assets Under Management fact sheet for the second quarter ended June 30, 2026 available on MetLife's Investor Relations web page (https://investor.metlife.com).

About Granite Properties

Granite Properties is a privately held commercial real estate investment, development and management company founded in 1991. The firm develops, acquires and owns high-performing office and mixed-use assets in high-growth Sun Belt cities including Dallas, Houston, Atlanta and Denver. Granite seeks to deliver opportunities and long-term value for investors and partners while supporting customers with high-quality, amenity-rich office experiences in communities where people flourish. It has completed over $10 billion in real estate transactions and more than 30 million square feet of real estate development and acquisitions. Granite, NAIOP's 2022 Developer of the Year, is celebrating its 35th anniversary this year. For more information, visit: graniteprop.com.