

BROWNING INVESTMENTS, INC.

Strength to make it happen. Resources to do it right.

Browning Investments, Inc., has a focus on the acquisition, ownership, development, construction, leasing, management and disposition of investment real estate properties. A pioneer in the shared tenant telecommunication business, Browning also formed Office Networks, Inc. which quickly became the third largest telephone company in Indiana.



Standard Management Corporation
Headquarters

Over the years, Browning Investments, Inc. has helped transform the Indianapolis skyline by the development of a number of high profile Class A office buildings, including downtown landmarks such as:

- ▶ Capital Center
- ▶ 300 North Meridian
- ▶ Landmark Center
- ▶ Gateway Plaza
- ▶ Pan Am Plaza

The company pioneered the



ACES Power Marketing

development of the North Meridian Corridor just north of Indianapolis with the creation of:

- ▶ Fidelity Plaza
- ▶ Meridian Technology Center
- ▶ Meridian Mark
- ▶ Penn Mark Plaza

To date, Browning Investments, Inc. has developed, constructed, leased, and/or managed

more than 6.5 million square feet of office buildings.

Most recently Browning has undertaken the development of 40 acres of real estate located at the corner of Meridian and Main Streets. With the scheduled construction of the new interchange from Meridian Street, this Main Street corridor will represent the gateway to Downtown Carmel. The development itself is well suited for office development as well as medical office uses which have become prevalent along the Meridian Corridor in recent years. Browning has recently completed a three story, 60,174 square foot medical office building within its Meridian & Main development for the Indiana Spine Group. The project includes a 15,600 square foot ambulatory surgery center with three class C operating rooms, MRI and CT scanning equipment and associated support facilities. The building also houses medical offices and a state of the art learning-skills training lab where medical specialists from around the country will study the latest technologies to treat neck and spine disorders.

Browning also entered into joint ventures that brought additional millions of square feet into the company's portfolio. Browning's partnering with Duke Realty added 1,100 acres in a new distribution park in Plainfield, Indiana

and 660 acres in Whitestown, Indiana while a joint venture with ProLogis at AirTech Park resulted in seven million square feet in place or under development.

Other notable Browning developments include:

- ▶ ACES Power Marketing
- ▶ Lake City Bank Building
- ▶ Conseco, Inc. Corporate Campus
- ▶ Mayflower Park
- ▶ Standard Management Headquarters
- ▶ Subaru's 500,000 square foot distribution facility
- ▶ Reebok's 600,000 square foot distribution center
- ▶ St. Vincent Administrative Building (formerly Thomson Consumer Electronics)
- ▶ NCAA Headquarters and Hall of Champions

Browning Investments has also developed Plum Creek, a 500-acre home and golf course development in Carmel along with several thousand acres of residential lot development in the central Indiana region.

THE RIGHT PEOPLE

Browning Investments, Inc. is comprised of a core group of experienced real estate professionals with extensive and varied



Lake City Bank



Indiana Spine Group

Carmel: 'round about right

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experience in the commercial real estate industry. Each has demonstrated the ability to take advantage of opportunities regardless of their complexity. These professionals arrange project financing using equity capital from internal sources, private placements, and joint venture relationships, along with mortgage financing from a variety of major institutions around the country, including banks, insurance companies and pension funds.

A cornerstone of Browning's success has been in staying abreast of developing trends and closely monitoring the pulse of the industry. The adverse market conditions that prevailed in investment real estate in the early 1990's prompted the company to redirect its efforts to the industrial market, where Browning has since excelled to become one of the largest developers of large-scale bulk distribution facilities in the Midwest. To date, the company has developed or re-developed over 2,000 acres of distribution and modern warehouse space for customers including Amazon.com, Inc.; MedcoHealth Solutions, Inc.; Brightpoint Inc.; Reebok; Belkin Components; and J.C. Penney Company, Inc.

In addition to Browning's current core competency of industrial warehouse development, the company has worked hard in the 2000's to build up extensive experience in the specialized needs of the life science industry and has developed several projects in the central Indiana area. These projects require technically advanced solutions in order to meet their

demanding requirements for lab space and cleanrooms. Browning clients include BioConvergence; Hologic; and MedcoHealth Solutions, Inc. In 2010, the company completed an advanced lab facility for Dow AgroSciences and the global headquarters for Elanco Animal Health, a division of Eli Lilly and Company.

"We take great pride in being able to handle the needs of our clients who represent many different sectors of the economy," Jamie Browning relates. "Since the company was founded, Browning Investments, Inc. has acquired, developed, and managed more than 17 million square feet of space in sectors ranging from office, industrial, and retail to healthcare, life sciences, and hospitality. The expertise of the people we have onboard has enabled us to greatly expand the services we offer to include office/commercial, industrial/distribution, build-to-suit, renovation, and professional management services."

A Commitment to the Community Browning Investments, Inc. has been recognized over the years for the excellence which has become the hallmark of the company. In 2010, NAIOP awarded Browning their "Best Office

Project" Award for Browning's development of the Elanco Global Headquarters. That same year, Browning Investments, Inc. was NAIOP's "Developer of the Year," an award the company shared the previous year with joint venture partner Duke Realty. In 2000, Browning was honored with the "Excellence in Design and Development Merit Award" for their NCAA facility.



Meridian & Main

As proud as they are of the awards that Browning Investments, Inc. has received over the years, both Michael and Jamie Browning firmly believe that a company's true measure of success is in how it improves the quality of life for people in the local community. Leading by example, they play major roles in supporting the United Way, Gleaners Food Bank and multiple civic and charitable initiatives that benefit all of central Indiana.

St. Vincent Administrative Building



Carmel: 'round about right

Conseco, Inc. Corporate Campus

