

RETAIL *Opportunities*

OVATION
Developed by **Corporex**

CINCINNATI

Location



THE BANKS

SMALE PARK

NEWPORT ON THE LEVEE

NEWPORT AQUARIUM



MegaCorp PAVILION

NEWPORT

OHIO RIVER

LICKING RIVER

COVINGTON

NORTHERN KENTUCKY CONVENTION CENTER



Holiday Inn COURTYARD



Radisson

HOTEL COVINGTON



Site Plan

- CONDOMINIUMS
- HOTELS
- RESTAURANTS & BARS
- ENTERTAINMENT
- OFFICE
- FUTURE DEVELOPMENT
- FUTURE RETAIL



Development Updates

PROJECTS OPENING IN 2024

- **The Boardwalk Residences at Ovation** - luxury condominiums – 2 buildings to open in 2024
- **The Boardwalk at Ovation** – wooden boardwalk hugging base of The Boardwalk Residences overlooking the Licking and Ohio Rivers
- **Homewood Suites by Hilton Newport Cincinnati** – in final stages of construction
- **Ovation Riverfront Car Park** - garage that serves as the platform for the development near the riverfront

PROJECTS COMPLETED

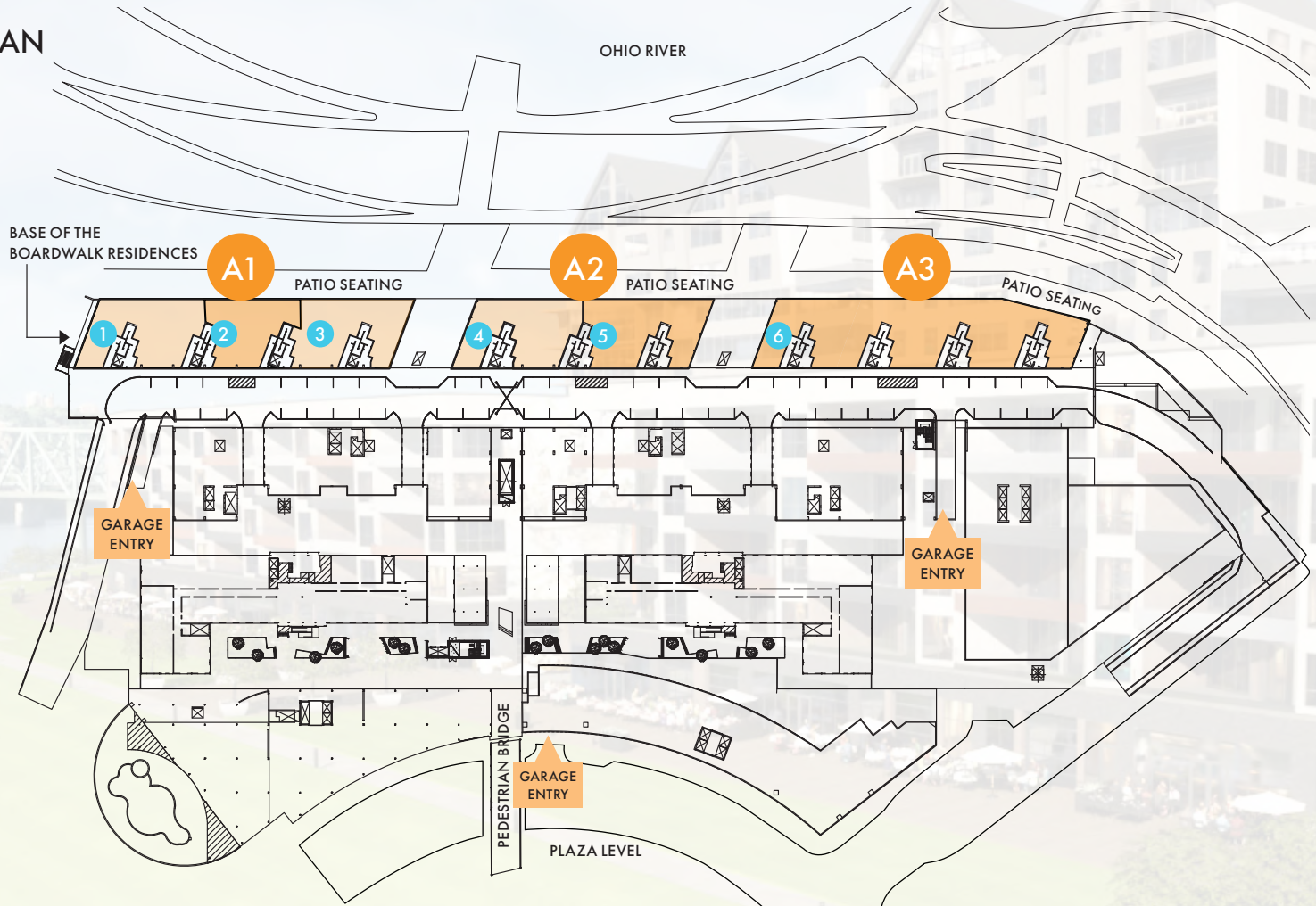
- **MegaCorp Pavilion** - indoor/outdoor concert venue that features state-of-the-art lighting, acoustical systems, and an innovative reversible, movable stage
- **Ovation Experience Sales & Design Center** - 2nd floor of the parking garage beneath MegaCorp Pavilion
- **Ovation Parking Garage/Pavilion Car Park** - garage below MegaCorp Pavilion, Ovation 200 W. Third office building, and Homewood Suites by Hilton Newport Cincinnati
- **Ovation 200 W. Third** – 100,000 square feet of Class A office space, opened in August 2023; 60% leased



Retail Options

BOARDWALK RETAIL SITE PLAN

- A1** 13,540 SF
CONDO BUILDING STREET LEVEL
 - 1 4,990 SF
 - 2 3,590 SF
 - 3 4,960 SF
- A2** 10,080 SF
CONDO BUILDING STREET LEVEL
 - 4 5,000 SF
 - 5 5,080 SF
- A3** 12,965 SF **6**
CONDO BUILDING STREET LEVEL



* Square footages of spaces within A1, A2, and A3 can be adjusted



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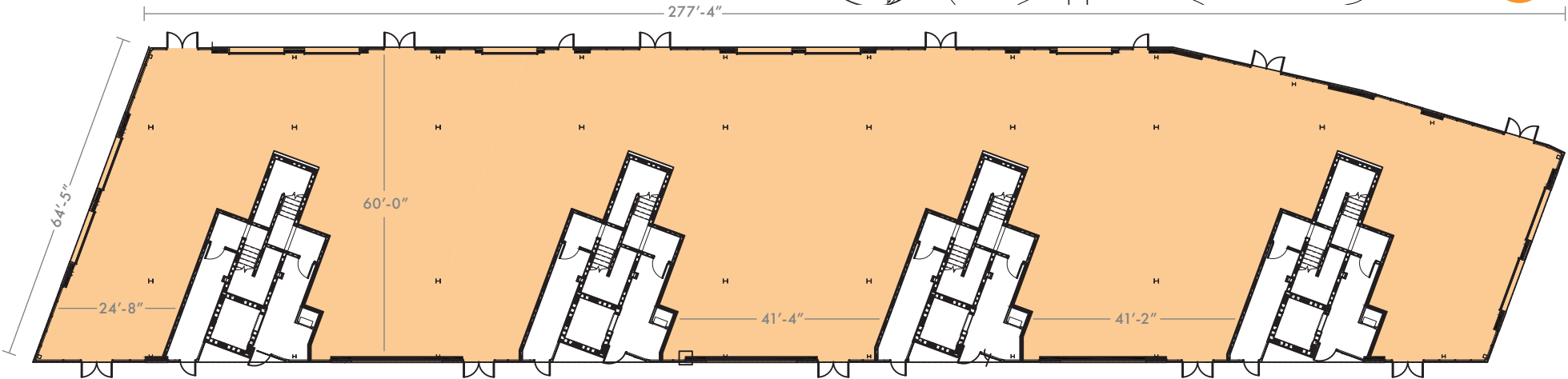
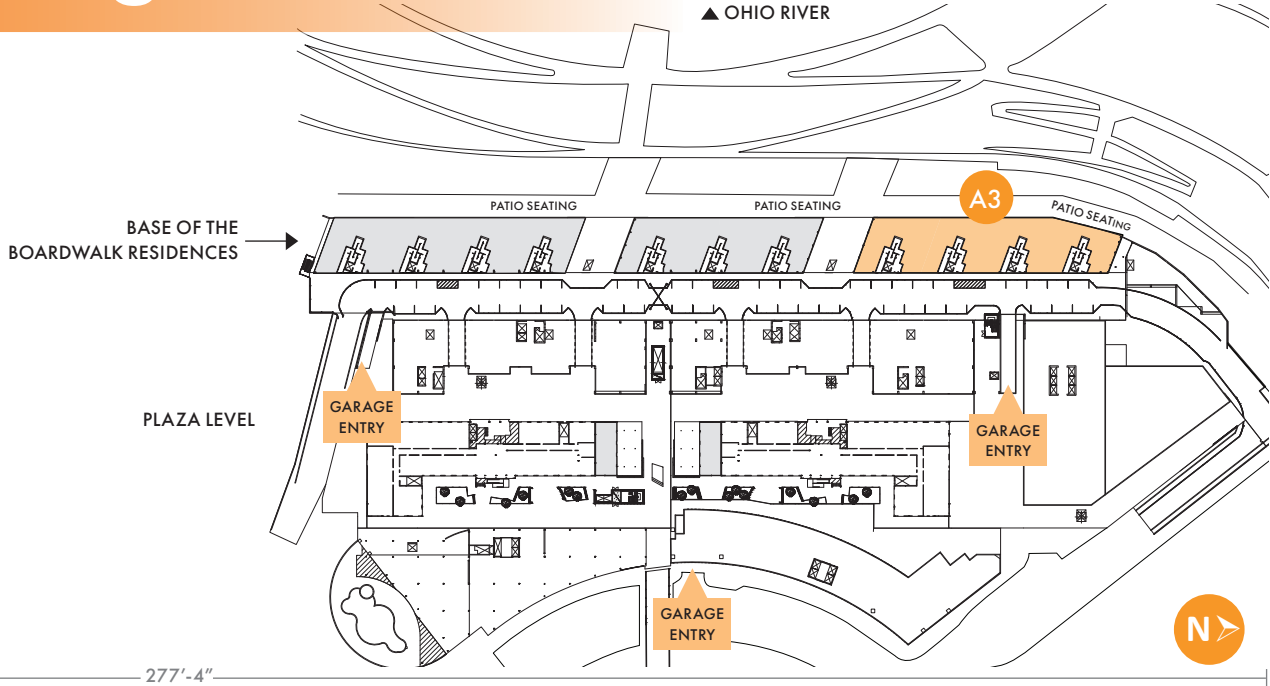


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Site Plan – Building A3

A3

12,965 SF
CONDO BUILDING STREET LEVEL



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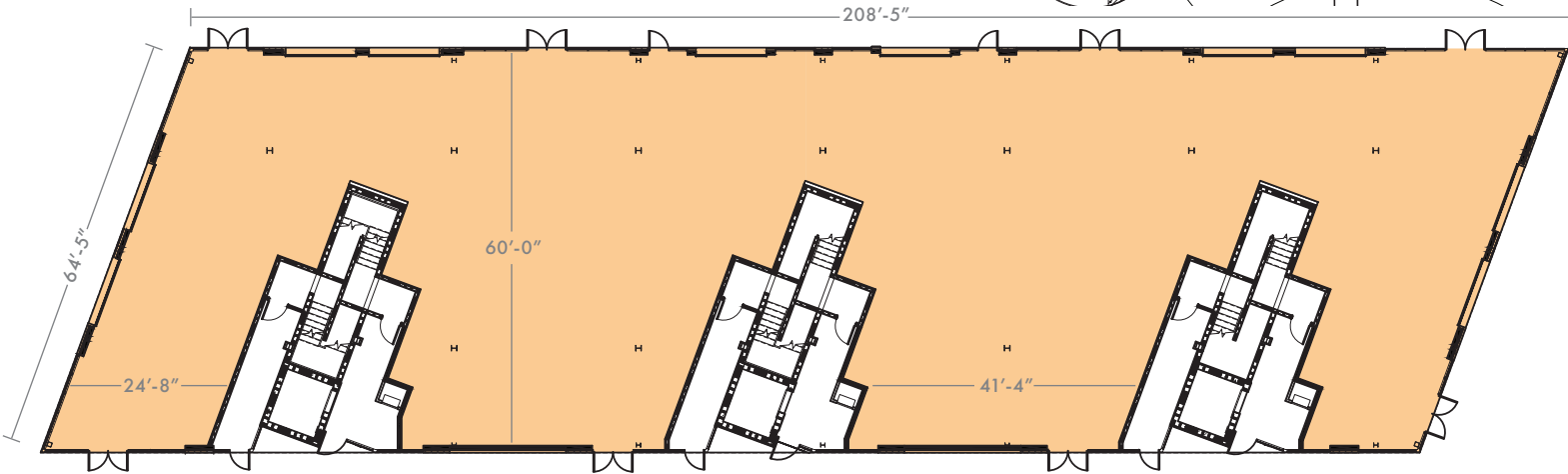
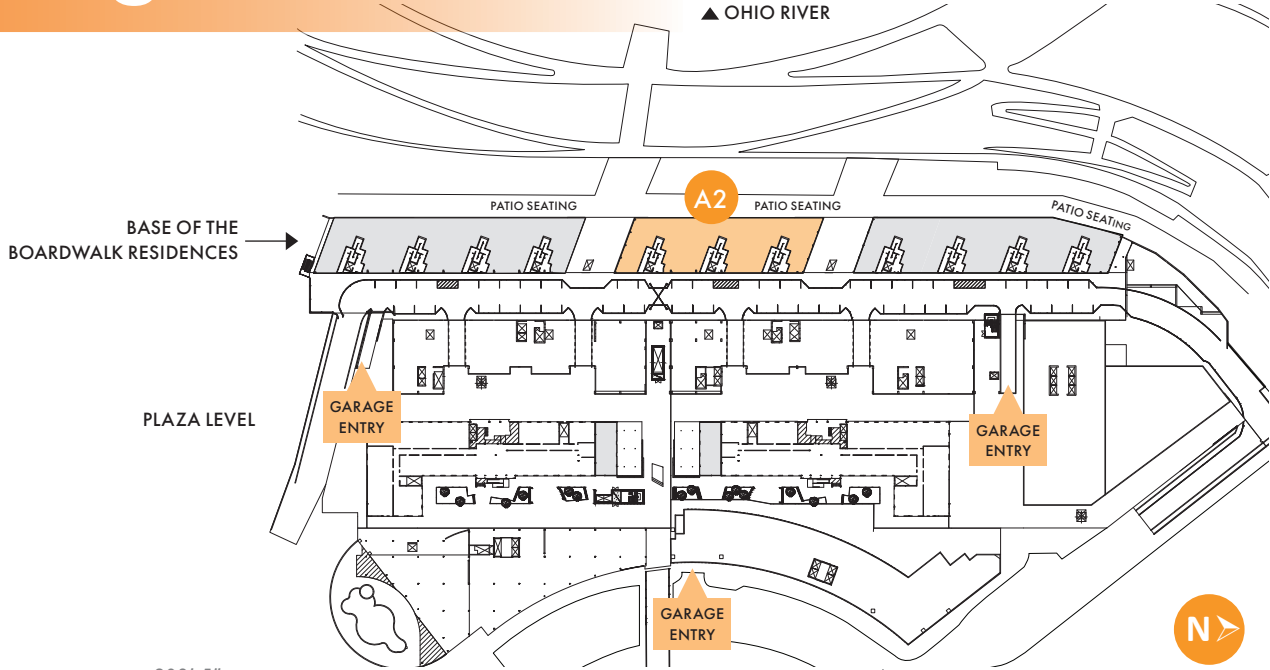
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Site Plan – Building A2

A2

10,080 SF
CONDO BUILDING STREET LEVEL



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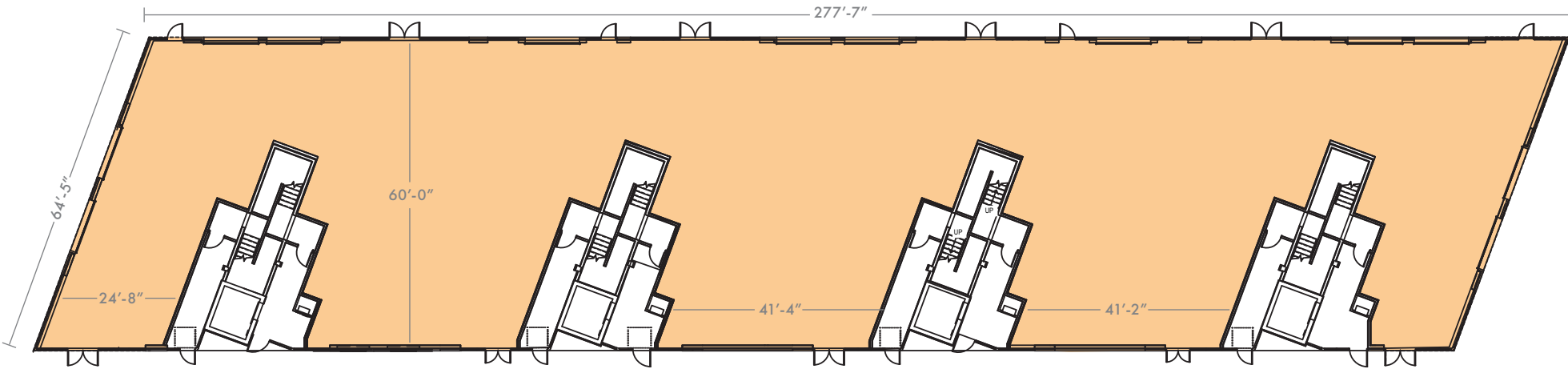
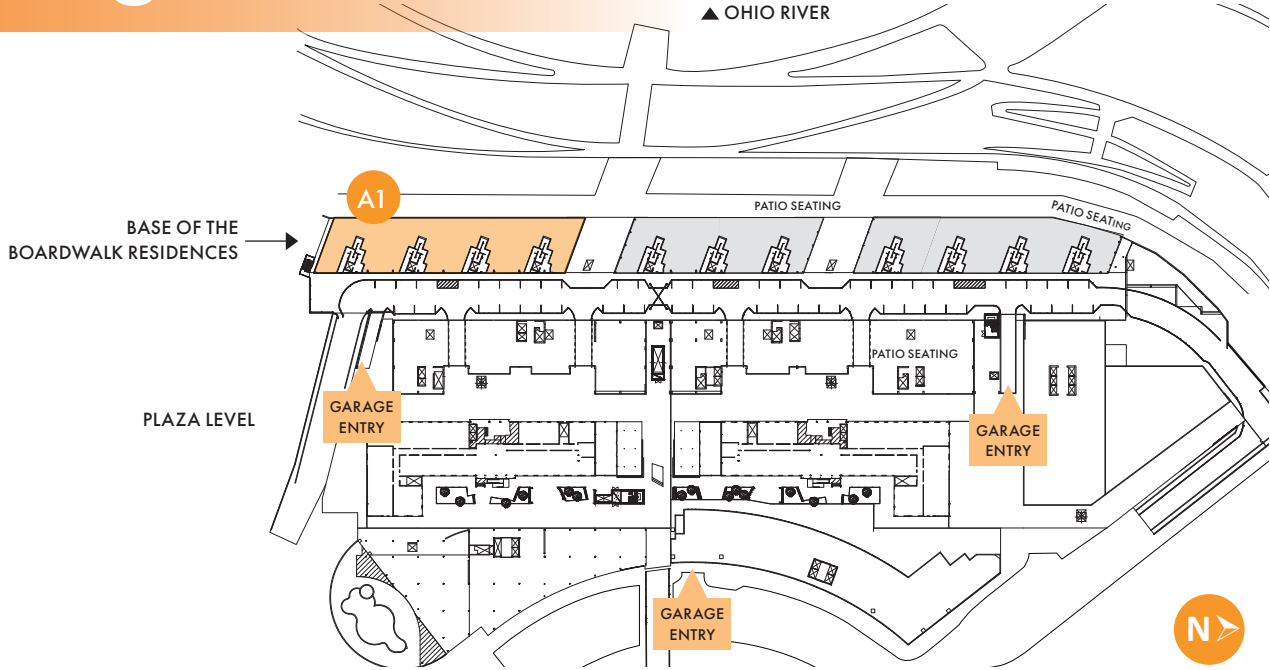


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Site Plan – Building A1

A1 13,540 SF
CONDO BUILDING STREET LEVEL



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The Boardwalk



Expansive boardwalk and green space



Boardwalk Construction – August 2024



Best Views.



Customer Segment – Residential



THE
BOARDWALK
RESIDENCES AT OVATION

UNITS SOLD

72%

IN ALL 3 BUILDINGS

**FIRST
HOMEOWNERS
MOVE IN 2024**



**WHERE BUYERS
ARE FROM**

34% KENTUCKY

37% OHIO

29% OTHER

PRICE RANGE

\$998K–\$2.5M

Data as of 9/5/24



Customer Segment – Tourism



CINCINNATI REGION WELCOMES
25.5 MILLION VISITORS EACH YEAR

– Visit Cincy

DAY TRIP VISITORS

SPENT \$387M

AT RESTAURANTS/FOOD & BEVERAGE



OVERNIGHT VISITORS

SPENT \$395M

AT RESTAURANTS/FOOD & BEVERAGE



49% OF ALL VISITORS

CHOSE UNIQUE/LOCAL FOOD AS DINING CHOICE

ORIGIN OF VISITORS

- Nearly 1/2 overnight visitors from within 2-hour drive
- 66% day trip visitors are from within 2-hour drive

– 2022 Cincy Region Report, Longwoods International



hosted 300,000+ visitors in 2023



hosted 700,000 visitors in 2023



Customer Segment – Community

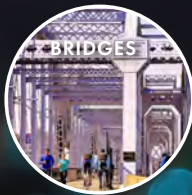
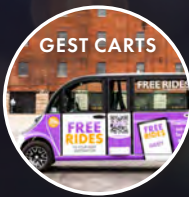
CINCINNATI/NKY
MSA POPULATION

2,259,935

– REDI

MEGACORP PAVILION
AT OVATION MUSIC
& EVENT VENUE
WELCOMED OVER
300,000+ GUESTS
IN 2023

EASY ACCESS



Multi-Use Path



Cincinnati

Ohio River

Dayton

Bellevue

Fort Thomas

- Constructed Trail
- Designed/Planned Trail
20 miles upon completion



Festival Park

Newport

Ludlow

Covington Plaza

General James Taylor Park

Covington





THE
BOARDWALK
RESIDENCES AT OVATION

- Collection of 3 buildings housing 88 luxury condominiums
- Best views of the Cincinnati skyline
- Building 2 & 3 opening 2024

Future for sale and for rent residential planned.

Work. Play. Stay. OVATION



OVATION OFFICE I

- 100,000 SF 5-story Class A office building
- Corporex completed August 2023
- The parking garage directly below offers 550 spaces, including EV opportunities
- 60% leased with MegaCorp Logistics and St. Elizabeth Physicians as its anchor tenants.



MegaCorp PAVILION

- Corporex completed construction in December 2020
- 38,000 SF premier concert and event experience
- Features an innovative reversible indoor-outdoor stage design
- Concerts began August 2021
- Can accommodate up to 2,700 indoors and 7,000 in the outdoor pavilion



HOMEWOOD SUITES by Hilton™

BY HILTON NEWPORT CINCINNATI

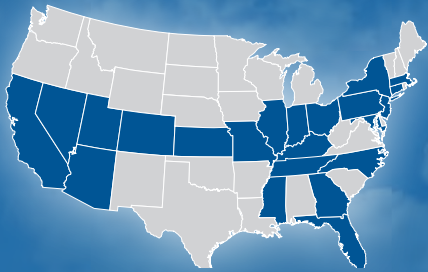
- 133-room hotel
- Under construction – Opening 2024
- Will feature two bars – one located on the rooftop and the other at plaza level.

About Corporex

CHANGING SKYLINES. CHANGING LIVES.

CORPOREX COMPANIES is a national, privately held investment and development firm based in Covington, Kentucky. Corporex has a nearly 60-year history of developing world-class hotels, Class A offices, luxury residential and mixed-use developments in over 22 states across the U.S. The company has more than \$1B in assets under management, has built over 25M square feet, and generously invested in communities with nearly \$2.9M in corporate and foundation giving in 2023.





NEARLY 60 YEARS

OF DELIVERING REAL ESTATE
EXCELLENCE FROM COAST TO COAST



**DEVELOPED
IN 22+ STATES
ACROSS THE U.S.**

**BUILT
25 MILLION+
SQUARE FEET**

**\$1B+ ASSETS
UNDER MANAGEMENT
(AUM)**

**DEVELOPED/OWNED
AND OPERATED
40+ HOTELS**

**CREATED
10+ BUSINESS
PARKS**

**\$2.9M CORPORATE
AND FOUNDATION
GIVING IN 2023**

**INNOVATED A
SUCCESSFUL
CHAIN OF
HIGH-TOUCH
SPORTS CLUBS**

**LAUNCHED AND SOLD A
NYSE COMPANY,
REALIZING A
57% TOTAL
RETURN
TO INVESTORS IN 34 MONTHS**

**CONTINUES TO
ACQUIRE, DEVELOP
AND OWN
WORLD-CLASS
REAL ESTATE ASSETS
IN TOP LOCATIONS**





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