

Mack Real Estate Group and McCourt Partners Celebrate Start of Construction at Halo Vista

Groundbreaking Event Kicks Off Initial Phase of 2,300-Acre 'City Within a City'

FOR IMMEDIATE RELEASE

March 27, 2026 – Phoenix – Mack Real Estate Group (MREG) and McCourt Partners hosted a ceremonial groundbreaking to mark the start of construction at Halo Vista, a landmark 2,300-acre master-planned development in North Phoenix. Situated immediately adjacent to the Taiwan Semiconductor Manufacturing Company (TSMC) campus, Halo Vista is designed to be a premier global hub for science, innovation, and community.



The \$7 billion project, described as a "city within a city" and projected to be a major catalyst for regional growth, has an important role in one of the most significant economic drivers in Arizona's history. By providing the built environment in which chip designers, engineering students, and pioneering companies can co-locate with the world's leading chip manufacturer, Halo Vista is positioned to support the expansion of Phoenix's semiconductor ecosystem and the ongoing "renaissance" of the American manufacturing and the semiconductor industry as a whole.

This initial phase of construction will focus on critical horizontal infrastructure and site preparation, with work being led by Phoenix-based Willmeng Construction. The master plan for the site

encompasses nearly 30 million square feet of mixed-use capacity, including industrial, manufacturing, office, retail, residential, and educational uses.

Veteran Valley anchorman Mark Curtis from 12News served as the master of ceremonies for the event, which was highlighted by remarks from Mack Real Estate Group CEO Richard Mack, and Frank McCourt, Founder and Executive Chairman of McCourt Partners, who shared their vision for the project's global impact. More than a hundred guests gathered to celebrate the occasion, including state and local officials, community leaders, and media members.

The speaker lineup also featured Phoenix District 1 Councilwoman Ann O'Brien; Ryan Ruiz, Executive Vice President of Business Development for the Arizona Commerce Authority; Christine Mackay, President and CEO of the Greater Phoenix Economic Council; as well as Jordan Lang, President of McCourt Partners; Chris Janson, President of Mack Halo Vista; and Willmeng Construction CEO James Murphy.

The groundbreaking ceremony also highlighted the first confirmed businesses that will anchor the development's retail and hospitality offerings. These initial tenants include a Costco, a planned auto mall developed by DeRito Partners featuring approximately 11 dealers, and a five-story, dual-branded Marriott hotel featuring both Courtyard and Residence Inn properties, being delivered by Common Bond Development Group. These developments are part of the first phase of retail planning situated along I-17 and Dove Valley Road, designed to serve the thousands of workers and residents anticipated to join the Halo Vista community.

WHAT THEY ARE SAYING ABOUT HALO VISTA:

"Northwest Phoenix has always had strong neighborhoods and a great quality of life. What's arriving now is the economic depth to match it. With the ecosystem growing around TSMC and developments like Halo Vista, we're creating real career pathways for longtime residents, for students and skilled trades workers, for entrepreneurs and young professionals, and a thriving community where people choose to stay and others choose to arrive."

– Ann O'Brien, Phoenix City Councilwoman for District 1

"Halo Vista represents a transformative development to usher in a new era, serving as a catalyst to accelerate Arizona's economic future. Positioned alongside TSMC's historic investment, this visionary development will serve as an international innovation engine - supporting companies at the cutting edge of technology, attracting world-class talent, and strengthening our already robust semiconductor supply chain."

– Sandra Watson, President and CEO, Arizona Commerce Authority

"This groundbreaking is a monumental step toward achieving TSMC's long-sought goal: building not only the chips that power our world in Greater Phoenix, but enabling a community to grow holistically alongside it. Halo Vista will function as Phoenix's model of the Hsinchu Science Park, serving as a center for the region's progression as the most comprehensive semiconductor hub in the United States."

– Christine Mackay, President & CEO, Greater Phoenix Economic Council

"High-performance computing and access to the chips upon which it is built will fuel our economy, facilitate re-shoring and enable the future of automation and reindustrialization

in the U.S., Phoenix and at Halo Vista. TSMC's semiconductor products are fundamental to the modern global tech economy, making TSMC one of the most important companies of our time. Our job is to create the ecosystem at Halo Vista that best supports TSMC's success, and reindustrialization in America generally. That is why today's groundbreaking is monumental for Phoenix, the United States, and the world. We are grateful to the public officials and private sector partners who are helping to bring this project to life."

– Richard Mack, CEO, Mack Real Estate Group

"What local leadership is doing in Phoenix is truly remarkable. Their commitment to infrastructure and to TSMC is a powerful sign of trust and belief in the future. Our responsibility now is to translate that investment into impact: to develop, to build and to create jobs. But we also have a deep responsibility to build community – to create a place that matters to people – where future generations can grow up in a place teeming with opportunity and fulfill the American dream."

– Frank McCourt, Founder & Executive Chairman, McCourt Partners

"Today's groundbreaking marks the beginning of something that will shape this region for decades to come. With TSMC anchoring this region, we're stepping into a once-in-a-generation opportunity. This is our moment to build something enduring and create a place that attracts the best companies, the best talent, and the next generation of innovators."

– Jordan Lang, President, McCourt Partners

"This milestone day represents the moment Halo Vista moves from vision to execution. What makes this especially meaningful is the collaboration behind it. From our public partners to our private stakeholders, this project reflects a shared commitment to building the ecosystem that will support TSMC and the broader semiconductor industry. Halo Vista is designed to be a place where innovation, talent, and community come together, and our team is proud to help bring that vision to life."

– Chris Janson, President, Mack Halo Vista

"We are proud to come alongside the Mack and McCourt teams to begin the construction process at Halo Vista, but we don't get to this point without a lot of time, effort and long nights put in by those two outstanding companies. We're excited to get this project started and to begin to see the potential that Halo Vista holds for the Valley and even on a larger scale. This is truly a one-of-a-kind opportunity for our state and Willmeng is thankful to have a role in something of this magnitude right here in our hometown."

- James Murphy, CEO, Willmeng Construction

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About Mack Real Estate Group

Mack Real Estate Group, LLC (MREG), together with its wholly-owned subsidiary Mack Halo Vista LLC, is an institutional real estate investment firm with roots in several Mack family real estate businesses dating back to the 1960s. Today, MREG's vertically integrated equity and credit businesses have offices across the U.S. including New York, Seattle, Phoenix, Miami and Raleigh. MREG's equity business specializes in the acquisition, development and ownership of multifamily,

industrial, retail and other asset classes located in gateway and high-growth markets. MREG's portfolio of current and realized investments represents nearly 14,000 multifamily units, 22 million square feet of industrial space, and more than 2 million square feet of retail space, including the firm's development and pre-development pipeline. The firm's affiliated credit business, Mack Real Estate Credit Strategies, L.P. (MRECS), has originated, co-originated, and acquired more than \$20 billion of loans since 2015 across multiple lending strategies. MRECS invests across the capital stack through various public and private vehicles, and an MRECS affiliate manages Claros Mortgage Trust, Inc. (NYSE: CMTG), a publicly traded commercial mortgage REIT. For more information, visit www.mackregroup.com and follow @Mack Real Estate Group on LinkedIn.

About McCourt Partners

McCourt Partners is a community-driven, family-owned real estate development, investment and management firm. With more than \$1 billion of permanent capital, it has made significant investments in flagship projects in New York City, Los Angeles, Austin, Dallas, London and Miami. McCourt Partners endeavors to build stronger communities through inclusive space, green technology, and resilient design. The company has over 35 million square feet of assets planned, designed, financed or under development globally. For more information, visit www.mccourtpartners.com.

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