HALO VISTA LAUNCHES MULTI-PHASE INDUSTRIAL DEVELOPMENT

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Mack Real Estate Group and McCourt Partners take aim at TSMC suppliers with construction of 2.5 million square feet of industrial buildings for lease at 2,400-acre 'City Within a City'

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780,000+ square foot, 7-building Phase I set to break ground late 2026

FOR IMMEDIATE RELEASE

August 11, 2026 – PHOENIX – Mack Real Estate Group (MREG) and McCourt Partners announced today plans for the first phase of industrial buildings for lease within the approximately 2,400-acre Halo Vista master plan in North Phoenix, following the announcement by Taiwan Semiconductor Manufacturing Company (TSMC) of plans to increase its investment in Arizona to $265 billion. The Halo Vista development team aims to attract TSMC suppliers and service providers, advanced manufacturers, and distribution users. Located at the northwest corner of West Dove Valley Road and North 43rd Avenue, the planned industrial development builds on Halo Vista's momentum as a premier destination for science, innovation, and industry surrounding the TSMC fabrication campus.

Designed by Ware Malcomb, Phase I is planned to include seven state-of-the-art buildings totaling more than 780,000 square feet. The facilities will offer flexible layouts with individual buildings ranging from 43,000 to 203,000 square feet to accommodate a diverse range of modern industrial uses, including high tech manufacturing and supply-chain logistics. The broader multi-phase plan contemplates approximately 2.5 million square feet of industrial development.

"We are focused on delivering the highest quality, turnkey industrial space in the Phoenix MSA. Our target occupiers will be TSMC suppliers and service providers, as well as other advanced manufacturing companies seeking to benefit from the high-tech manufacturing talent and ecosystem created by

proximity to Taiwan Semiconductor, one of the world's most important companies," said Richard Mack, CEO of Mack Real Estate Group. "Land appears abundant in the area surrounding TSMC, but the reality is that industrial zoned land is constrained in this immediate submarket, and users need top-of-the-market buildings that are ready to use. Halo Vista will deliver them at TSMC's doorstep."

"We're not just delivering individual assets at Halo Vista, we're building a complete, long-term ecosystem," said Jordan Lang, President at McCourt Partners. "As advanced manufacturing continues to localize, there's a growing need for environments that bring together production, logistics, and infrastructure in one place. By approaching this holistically, we're creating a foundation that can support sustained growth in a way that is both intentional and long-lasting."

Importantly, MREG has leased more than 90% of Mack Innovation Park Deer Valley, a separate North Phoenix industrial development capable of accommodating up to 2.6 million square feet. In 2025 alone, MREG completed 583,000 square feet of leasing activity at the development and also sold more than 90 acres of land to TSMC suppliers.

"We believe that semiconductor sector industrial and other advanced manufacturing demand continues to prove out strongly in North Phoenix," noted Craig Henig, an MREG Managing Director based in Phoenix. "Our recently completed industrial developments at Mack Innovation Park Deer Valley are nearly fully occupied and demand at Halo Vista is robust."

"We want to kick off industrial vertical development at Halo Vista to make sure that we stay ahead of TSMC supplier demand. Our industrial land sites are situated to attract the new age of domestic manufacturers emerging in the United States," said Chris Janson, President of Mack Halo Vista. "By activating some of them now, we demonstrate to the market that this land is ready for development to meet the need."

Site development for the industrial buildings is anticipated to commence in the 4th quarter of 2026. CBRE will serve as leasing and sales agent. The general contractor will be announced at a later date.

The new industrial facilities will be situated west of the initial phase of hospitality and retail buildings announced in late 2025, which includes plans for a Costco and Marriott hotel properties along Dove Valley Road, and a large automotive retail center at the intersection of I-17 and Carefree Highway. The buildings are part of a larger vision for Halo Vista, which is master-planned to include approximately 30 million square feet of mixed-use development, encompassing a manufacturing hub, research and education districts, office space, and up to 8,960 residential units. Additional information on Halo Vista is offered at https://discoverhalovista.com/.

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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, Raleigh, and South Florida. 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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