



**AVALON
PARK GROUP**

DIVERSIFIED ASSET OWNERSHIP AND MANAGEMENT GROUP

ABOUT US

Avalon Park Group is a uniquely diversified family of companies engaged in businesses ranging from master-planned community development to home building, mining, geographical information systems, and property management, in Florida, Texas and Switzerland. With more than \$1 billion in total assets, Avalon Park Group combines its exceptional reputation, sound business experience and significant financial resources to invest in extraordinary opportunities. Avalon Park Group focuses on real estate development and related supplies and services sectors while staying receptive to the possibilities that a wide range of other investment types may present.

HISTORY

Avalon Park Group, the US development arm of sitEX, was founded in 1995 by Beat Kahli, a Swiss national investment banker who has more than 30 years of international finance and business experience. As President and CEO of the company, Mr. Kahli is committed to the guiding philosophy that Avalon Park Group invests in companies led by individuals who share his entrepreneurial vision. In this way, Avalon Park Group replaces corporate bureaucracy with efficient and unrestricted decision-making practices.

MISSION

At Avalon Park Group, our mission is to change the way the world lives, learns, works and plays through creating healthy sustainable communities and every aspect thereof. There is value in carrying the principles that we use in designing communities into the work environment, encouraging our employees to maintain a healthy and balanced life. We believe that our strength is in our experience and our experience comes through the passionate dedication our employees' channel into everything they do.

A VISION FOR A HEALTHY COMMUNITY. THE KNOWLEDGE TO SEE IT THROUGH.



WE ARE...

MASTER PLANNED COMMUNITIES | INTERNATIONAL | SERVICES



MASTER
PLANNED
COMMUNITIES



SQUARE FEET
MANAGED
COMMERCIAL



TOTAL
ASSETS



BEAT KAHLI: President/CEO

As Founder, President, and CEO of Avalon Park Group (APG), Beat Kahli leads an Executive Leadership Team focused on the mission to change the way the world lives, learns, works and plays. Under his leadership, APG drives the vision for creating sustainable communities under an umbrella of diverse companies, spanning multiple industries. Mr. Kahli's real estate investments include single-family, multi-family, commercial, retail, office and industrial opportunities. He has also expanded his operations into Europe by opening Avalon Park AG in Zurich, Switzerland, where Mr. Kahli serves as CEO of the publicly traded Swiss Company, sitEX Properties Holding, AG. Some of Mr. Kahli's top projects include 4 Master Planned Community Developments across Central Florida. Two of the projects are 1,800-acre Master Planned Developments in Orlando and Tampa, Florida and include a town center consisting of commercial, retail and office space surrounded by single-family and multi-family units. Mr. Kahli's Orlando-based project was the number one selling development in the Orlando area for four years with a total value upon completion of \$1.5 billion. Mr. Kahli's Tampa-based project is similar in size and scope to Avalon Park Orlando and is anticipated to have a value upon completion of \$1.1 billion. Mr. Kahli also found success in the concrete industry, where, together with a partner, Mr. Kahli developed Prestige/AB Ready Mix, which became the largest independent concrete producer in the State of Florida before it was sold. Other portfolio investments include or have included Avex Homes, Data Transfer Solutions, Pasco Mine, VOXX International, Encore Assisted Living and Memory Care Community, and additional ventures that continue the vision of the company. With over 30 years of experience in the fields of real estate, investment banking and financial consulting, Mr. Kahli provides direction and guidance for all APG operations, including the development of strategic alliances and joint venture relationships. Mr. Kahli has been named by the Orlando Business Journal as one of the Top Ten Most Influential Businessmen and the Reader's Choice, Most Respected CEO in Central Florida. He has also been recognized by the Orlando Business Journal as Top Ten Most Influential Newsmakers and Top Ten Most Influential Businessmen in Central Florida. Additionally, the Orlando Magazine awarded Beat Kahli the honor of one of the 50 Most Powerful People in Orlando for three consecutive years. While Mr. Kahli has been fortunate in his business ventures, he has also donated his time and financial support to several philanthropic causes. Mr. Kahli has served on the board of many community not-for-profit organizations including the Red Cross of Central Florida, the Central Florida YMCA, the Central Florida Boy Scouts, the University of Central Florida's Health and Public Affairs and the Florida Hospital Orlando's Board of Directors. Mr. Kahli earned his Business Degree from the Zurich Business School. He resides in Central Florida with his wife Jill and their four children, Daniel, David, Alex and Anna.



Marybel Defillo:
Executive Vice
President/CFO

Marybel Defillo came to Avalon Park Group in the Spring of 2014, where she serves as Chief Financial Officer. Marybel comes to Avalon Park Group with over 15 years of public accounting experience mainly from top national firms. While working in public accounting, she mainly served companies in the construction, real estate, manufacturing and wholesale/distribution industries. Marybel has earned a Bachelor's degree in Accounting and a Master's Degree in Finance and is a Florida licensed Certified Public Accountant. She is a member of the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants.



Ross Halle:
Senior Vice President

Ross received his Bachelor of Architecture from the University of Miami, and received his Masters in Architecture and Certificate in American Urbanism from the University of Virginia. Prior to joining The Avalon Park Group in 1999, Ross worked for Andres Duany and Elizabeth Plater-Zyberk, Dover, Kohl and Partners and Roger Fry Architects. In addition to Avalon Park, Ross has worked on other notable projects such as CityPlace-West Palm Beach, l'On – Mt. Pleasant, South Carolina, the Miami Lakes Town Center, and the plans for Downtown Ft. Pierce's redevelopment. Currently, Ross is the Senior Vice President for the Avalon Park Group and is responsible for the design, permitting, and implementation of both the horizontal and vertical development endeavors associated with The Avalon Park Group.



JJ Sofarelli:
Senior Vice President of
Development

JJ joined Avalon Park Group in 2015; he brought with him experience at several construction companies where he worked in both preconstruction and operations. A Central Florida native, Sofarelli graduated magna cum laude from the University of Florida where he studied construction management and business administration. He was also a scholarship grant recipient from the Hough Graduate School of Business Bergstrom Center for Real Estate Studies, where he received his Master of Science in Real Estate. In 2020 he was promoted to his current position in which he is primarily responsible for spearheading APG's vertical development and commercial leasing in its projects throughout central Florida and Texas.



Stephanie Lerret:
Senior Vice President
Marketing & Community
Relations

Stephanie Hodson Lerret came to Avalon Park Group in the Fall of 2003. She graduated from the University of Kansas with a degree in Political Science and Anthropology. Stephanie handles the planning and production of the marketing and special events for Avalon Park Group owned entities. She is actively involved in the community by participating in organizations such as the Avalon Park Rotary Club and the East Orlando Chamber of Commerce. She also sits on various boards, such as the Avalon YMCA, Avalon POA and New River CDD.



Mari Robles:
Senior Vice President
and HR Director

Mari came to APG in 2009 and soon after, she accelerated to her current position. Mari's desire to create a positive and inviting employee experience for the entire team lead her to apply for and receive a \$150,000 grant with AdventHealth to transform APG into one of the healthiest companies in Central Florida. She continuously strives for the ultimate employee experience though listening, training and understanding the team.



Cynthia Novoa:
Senior Vice President
of Accounting

Cynthia joined Avalon Park Group in 2020. Prior to joining us, she served as CFO of Data Transfer Solutions for 12 years. She graduated with a Bachelor's Degree in Accounting from Florida Atlantic University and a Master's in Business Administration. She has over 20 years of experience in accounting and finance, as well as management, human resources and general business administration.



Eric Wills
Land Development Director

Eric Wills joined Avalon Park Group in 2017. He currently serves as Land Development Director overseeing the horizontal site development of the company's Florida properties. Eric has thirty years of experience in land acquisition, permitting, and development having worked as a planner in the public sector and land manager for four local residential homebuilders.

A native Central Floridian, Eric grew up on Merritt Island on Florida's east coast. He holds an undergraduate degree from Rollins College, where he graduated with honors, and a Master of Business Administration degree from the University of Central Florida. Eric is also a licensed Florida Real Estate Broker.



William Stearns:
Real Estate Portfolio
Manager

Wil Stearns joined Avalon Park Group in 2024 as Real Estate Portfolio Manager, bringing over 17 years of real estate experience across LIHTC, Class A communities, lease-ups, new home construction sales, and commercial real estate, along with a decade in hospitality management. A licensed Real Estate Associate, he specializes in asset preservation, operational excellence, and building lasting relationships grounded in exceptional customer service. A native of Central Florida, Wil grew up in Belle Isle in the heart of Orlando.

PORTFOLIO

- Master Planned Communities
 - Avalon Park Orlando
 - Avalon Park Wesley Chapel
 - Avalon Park Tavares
 - Avalon Park Daytona Beach
- Commercial Development
 - Medical Office
 - Class A Office
 - Mixed-Use
 - Retail/Multi-Family
 - TC I, TC II
 - Class A Office/Retail
 - Multi-Family
 - TC III, TC IV
 - Live/Work Units
 - Retail
 - Publix Shopping Center (Past Project)
- Property Management
 - Commercial
 - Residential
- Healthcare Services
 - Encore at Avalon Park
- International-sitEX AG
 - Properties Holding
 - AG Switzerland
 - Sydney, Australia
 - Singapore
- Partnerships
 - Pasco Mine
 - Avalon Park Texas
 - Safe Harbour Self Storage
 - Public-Private Partnerships
 - Other Partnerships
 - Charter Schools
- Non-Real Estate & Operating Investments
 - Avalon Park Sun
 - Marketplace at Avalon Park
 - The 5th Floor
- Past Investments
 - Data Transfer Solutions
 - Prestige Concrete
 - Championship Martial Arts
 - VOXX International
 - CultivateAI
 - Avex Homes

MASTER PLANNED COMMUNITIES

As a leading proponent of the traditional neighborhood design approach in community planning, our award-winning mixed-use master-planned communities bring to life the principle of combining traditional-style architecture with modern sensibilities in a human-scale, walkable community in order to provide a greatly improved quality of life for residents, and a much lighter environmental impact. Avalon Park Group's communities widely – and successfully – borrow the best qualities from the past while adapting to the present and anticipating the future.

ORLANDO
AVALON PARK
LIVE • LEARN • WORK • PLAY

WESLEY CHAPEL
AVALON PARK
LIVE • LEARN • WORK • PLAY

TAVARES
AVALON PARK
LIVE • LEARN • WORK • PLAY

DAYTONA BEACH
AVALON PARK
LIVE • LEARN • WORK • PLAY

AVALON PARK ORLANDO

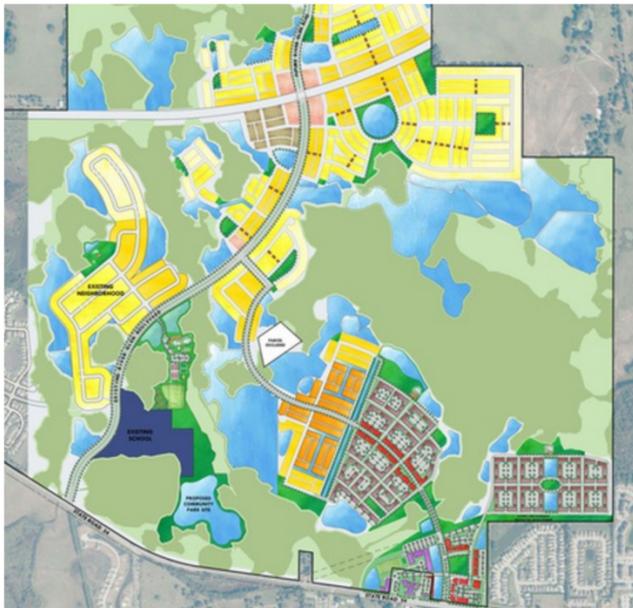
- 1,860 Acre Project
- 3,400 Single-Family Units Completed
- Town Center entitlements for 790K SF of commercial and 1,400 multi-family units
- ~95% Complete
- Development began in 1998
- Substantial residential completion in 2007
- Top-selling Central Florida community from 2003 to 2006



AVALON PARK WESLEY CHAPEL

WESLEY CHAPEL
AVALON PARK
LIVE • LEARN • WORK • PLAY

- 1,648 Acre Project
- 4,400 Approved Residential Units
- Over 1,500 Completed Lots
- 250 acres sold to DR Horton in 2020 for 1,000 single-family homes
- Construction of homes began in 1st Quarter of 2013
- 680,000 SF of Approved Commercial Development
- Commercial Downtown broke ground in 2019



AVALON PARK TAVARES

- 150 Acre Project
- Entitled for 150,000sf of commercial, 50,000sf of office, 1,850 school student stations, 400 single-family, and 688 multi-family units
- DR Horton
 - Phase 1:
 - 115 single family - Completed
 - Phase 2:
 - 118 single family - in progress
- Stanley Martin
 - Phase 1: 113 single family - completed
 - Phase 2
 - 118 single family - in progress
 - 78 townhomes - in progress
- Future Downtown to include mixed-use commercial buildings and additional charter school



AVALON PARK DAYTONA BEACH

- 3,015 Acre Project
- 10,000 residential units and 1 Million sf of commercial space planned
- Property purchased in 2020
- Expected groundbreaking in 2026

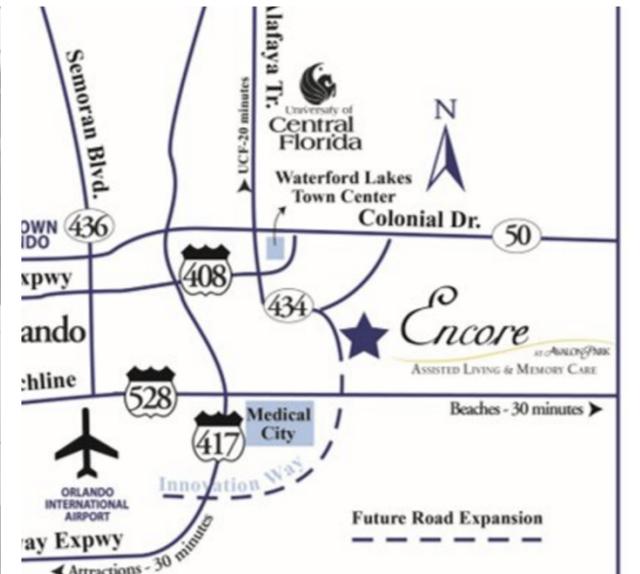


HEALTHCARE SERVICES

- Encore at Avalon Park-Assisted Living & Memory Care
 - Completed 2014
 - 3-Story, 82,460SF
 - 90 Rooms
 - 30 Assisted Living
 - 60 Memory Care
 - 110 Licensed Beds
 - ECC License
 - Respite & Day Services
 - Music & Memory Certified



Encore at Avalon Park Assisted Living and Memory Care Community is located in the heart of Downtown Avalon Park, a community that was built on the rich traditions of small-town life. Encore's location makes it convenient for residents, their family members and friends to be a part of a larger community with activities and shops and restaurants all within walking distance. Encore is composed of 6 neighborhoods with 15 residences each, all centrally oriented around a secured landscaped courtyard. The Encore philosophy of assisted living memory care is to provide personalized, resident-centered care in order to meet individual preferences and needs. Utilizing a variety of cutting-edge therapies, including virtual reality, music, pet and aromatherapies, as part of that personalization. At Encore, all residents are treated with dignity and respect, provided privacy and encouraged in their independence and freedom of choice.



MEET THE ENCORE TEAM



Suzette Garcia
Executive Director



Monica Nunez
Director of Nursing



Vincent Heyser
Dietary Manager



Melissa Russell
Marketing Coordinator



Wendy McArtor
HR Coordinator

DEVELOPMENT EXPERIENCE

Development projects completed by APG:

- Medical Office
- Class A Office
- Mixed-Use
- Multi-Family
- Live/Work Units
- Retail



COMMERCIAL & RESIDENTIAL DEVELOPMENT & PROPERTY MANAGEMENT

MIXED-USE: MULTI-FAMILY/RETAIL



132,000 SF Mixed-Use Property

- 51 Apartment Units
- 18,000 SF of Retail



138,000 SF Mixed-Use Property

- 84 Apartment Units
- 30,000 SF of Retail



73,000 SF Mixed-Use Property

- 40 Apartment Units
- 23,000 SF of Retail

CLASS A OFFICE



18,700 SF Avalon Professional Center
Completed in 2003



43,000 SF Office Property
12,000 SF of Ground Floor Retail



38,000 SF Office/Retail Building

MEDICAL OFFICE



45,000 SF Medical Office Property

THE 5TH FLOOR CO-WORKING

The 5th Floor

- International Co-Working Space
 - Developed and Operated by APG
 - 37 Private Offices
 - 12 Hot Desks
 - Unlimited Virtual Offices
 - 3 Conference Rooms
 - Presentation/Event Room
 - Podcast Room
 - Mailbox Area
 - Cafe



MARKETPLACE AT AVALON PARK



APG Developer and Operator:

- 8,000 SF Food Hall
 - 9 Eatery Bays
 - Brewery Taproom
 - General Store
 - Stand Alone Restaurant



CHARTER SCHOOLS

Development Partner:

- Pinecrest Academy Tavares
 - K-12
 - 1,850 Student Stations
- Pinecrest Wesley Chapel
 - K-12
 - 2,850 Student Stations
- Pinecrest Avalon Park
 - K-5
 - 540 Student Stations
 - Additional 599 Middles School



INDUSTRIAL

APG Owner & Operator

- Pasco Mine
 - A 180-acre land property producing limestone, fill materials, and specialty rock products in Pasco County, adjacent to Hernando & Hillsborough counties in Tampa. The site includes a Master Planned Unit Development “MPUD” for construction of a Ready Mix Plant capable of producing 150,000 cy of concrete.



INTERNATIONAL PROJECTS

siteX Properties Holding AG, based in Lachen (SZ), is an owner-managed real estate company with a special focus on sustainable and innovative project developments in (Northwest) Switzerland and Central Florida (Orlando, Tampa). Our portfolio of diversified investment properties in Switzerland and abroad serve as a solid basis for our various growth projects. As an owner-managed company, we think long-term and strive for a constant increase in company value in order to create sustainable value for our shareholders. Thanks to our lean organizational structure, we are agile and able to react dynamically to changes.



PUBLIC-PRIVATE PARTNERSHIPS

Avalon Park Group has participated in public-private partnerships with various local and state agencies totally over \$80 Million.

- Parks/Recreation:
 - Hal Scott Regional Preserve: Partnership between Avalon Associates, Orange County and The St. John's Water Management District established what is now an 8,000-acre regional preserve
 - South Village Trail Head: Partnership with Orange County Parks & Recreation to create a trailhead to the Hal Scott Preserve in Avalon Park's South Village
 - East Pasco Fine Arts Council & Gallery
- Schools:
 - Avalon Elementary School: First developer in Orange County to donate school sites to the Orange County Public School System.
 - Avalon Middle School: Partnership with the Orange County Public School System where APG built and initially financed a new middle school located in Avalon Park for
 - Orange County Public Schools.
 - TimberCreek High School: Partnership with Orange County Public Schools to finance the construction of the Timber Creek High School football stadium and marching band field.
 - Avalon Center for Technical Excellence: Partnership with Orange County Public Schools partnered together to build a 60,000 square foot technical school.
 - UCF Medical School: Founding Member of the University of Central Florida's medical school through private donation.
- Roads:
 - Avalon Park Boulevard: In 2001, due to time constraints, Orange County partnered with APG to construct a 5-mile stretch of 4-lane road within a short timeframe
 - Alafaya Trail Widening: Partnership with Orange County for the widening of 3.8 miles of Alafaya Trail to provide relief to this collector road. Due to the county's partnership with APG, the widening is underway and the project will be completed years earlier than initially planned.

OTHER PARTNERSHIPS

- Founded Local Pop Warner Football Program
- Formed Local Boy Scout Troops
- Established an Advisory Board which Involves Homeowners in the Upkeep of the Community
- Partnered to Build Non-Denominational Church
- Donated Land for a Catholic Church
- Current or Former Board Memberships:
 - AdventHealth, Boy Scouts, Red Cross, Orlando Economic Partnerships, East Orlando Chamber of Commerce, Orlando Business Journal Advisory Board, UCF Foundation, Avalon Park YMCA, Central Florida YMCA, East Pasco YMCA, Arthritis Foundation of Florida, Pasco EDC, Team Volusia, Tampa Bay Builders Association, North Tampa Bay Chamber of Commerce

PAST INVESTMENTS

- Avex Homes
 - AVEX Homes
 - Joint Venture between Avalon Park Group and sitEX Properties USA
 - Operates across Central and West Florida
 - Over 300 homes sold and 200 closed in 2020
 - \$63 Million in revenues in 2020
- Safe Harbour Self Storage
 - RV and Boat Storage facility located outside the Villages on 30 acres of land
 - More than 200 covered and uncovered spaces
 - Phase II to be developed in 2021
- Cultivate AI
 - CultivateAI is a cloud-based, mobile platform that helps you make informed, data-driven decisions with real-time analytics. Our trusted insights are designed to help your Ag Operation increase production, manage risk, and maximize profitability.
 - Acquired by Verity
- VOXX International
 - With a diverse portfolio of industry-leading brands, strategic partnerships, and groundbreaking technology, we are shaping the next generation of automotive and consumer electronics.
 - Acquired by the GENTEX Corporation on April 2025
- Data Transfer Solutions
 - A leader in asset management, GIS, and transportation planning
 - Comprised of 7 divisions that have done work in nearly every state
 - APG was a founding member of the company and owned 50% of the company
 - The company sold to Atkins in 2019
- Prestige Concrete
 - Started in 1999 as an independent concrete manufacturer in East Orlando
 - Became the largest independent concrete company in Florida
 - In its peak year, had revenues in excess of \$78 million with over 300 employees
 - Was owned 50% by APG and sold in 2006
- Championship Martial Arts
 - Owns, operates and franchises martial arts studios throughout the county
 - All studios are located in front of Walmart Supercenters
 - APG was a founding member and is 20% owner of the company



AVALON PARK SUN

- Monthly Community Newspaper
 - Distributed Electronically in 4 Master Planned Communities with community-specific content
 - Avalon Park Orlando
 - Avalon Park Wesley Chapel
 - Avalon Park Tavares
 - Avalon Park Daytona Beach
- Printed and distributed in Avalon Park Orlando 2 times per year to 10,000 homes



NON-PROFITS

- Avalon Park Foundation
 - The Avalon Park Foundation is an organization dedicated to encouraging friends and neighbors to take part in positively influencing our community through services.
- Avalon Park Group Foundation

AVALON PARK FOUNDATION



For questions or more information:

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