



2023

YEAR IN REVIEW

STRONG FOUNDATIONS ACHIEVE *Excellence*



Dear Homesteader,

When I think about the growth of Homestead Companies and the impact we have made on so many lives in our almost 20-year history, I am very proud. Our company has developed nearly 2,000 apartment homes and we've managed thousands of residential housing units around the country. While these metrics may be impressive to some, to me, what I am most proud of is the team that we've built.

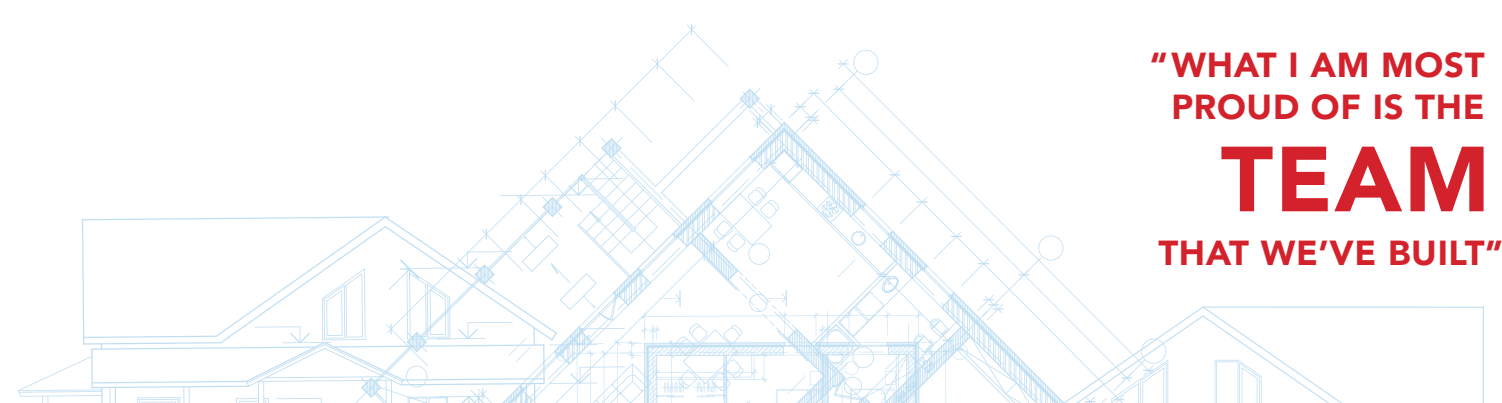
Our industry, like many, can bring unforeseen challenges. In the past few years alone, we've faced obstacles with our supply chain, labor, interest rates and inflation. These economic stressors affect our lives outside of work, too. The cost of going to the grocery store or filling the gas tank is not what it used to be – it's much harder. But even amid these difficult financial times, our foundation at Homestead remains solid and our team continues to work hard with tenacity, grit, and most importantly, care. And for that, I am most grateful.

As I look to the future and the business at hand, we have an amazing pipeline. Homestead Construction will start building five new communities in Ohio and Indiana with aggregate project values of \$180 million. Homestead Development is in the planning stages of three additional sites with combined project values of \$120 million. And Homestead Living will be adding almost 1,000 units to our managed portfolio. Our foundation is strong, our future is bright, and there will be new opportunities for all who want to grow and prosper with our company.

Thank you for being a part of Homestead's journey and for your continued dedication and loyalty. I sincerely hope you are fulfilled with the work that you do, the relationships you have made, and the experience you have at Homestead.

Sincerely,
Dave Anderson
Homestead Companies CEO

**"WHAT I AM MOST
PROUD OF IS THE
TEAM
THAT WE'VE BUILT"**





BRIAN BARKER
Homestead Development
Principal



Teamwork and cooperation allowed Homestead to navigate the turbulent fluctuations of 2023 which set up Homestead for a strong 2024. Our team's commitment and effort is recognized and appreciated.



When I think back on 2023, I can't help express how proud I am of our Homestead Construction team. It's a genuine feeling as we've finally moved past some of the challenges we've faced since our division was formed in 2019. But our team remained patient and determined, and we really started seeing the fruits of our tough labor this past year.

We projected growth, and we did grow. We set goals and achieved them. Last year, our company opened 402 units that we constructed – an enormous accomplishment, especially for a company of our size. We opened properties in Columbus, Miamisburg, and Huber Heights, Ohio as well as Fort Wayne, Indiana, while diversifying our capabilities as a company. With these new properties, we are enriching many lives by providing them with new residence opportunities.



CORY RATAI
Homestead Living
Senior Vice
President

As a company, it's always been our mission to provide the best resident experience possible. And I can confidently say we delivered in 2023. Resident satisfaction reviews remain high, as does the demand to call our properties "home."

Once again, our teams were able to surpass our occupancy goals. And that doesn't happen without excellent customer service, strong leasing expertise and responsive maintenance teams that keep our properties in exceptional condition.

As I travel around the country to our various locations, it is evident that we have employees who really care. That's our differentiator. We are in the business of enriching lives by giving residents a great place to live, and our people go above and beyond to make sure that happens. So many of our residents don't just come to us for a place to stay, but to find a community with a sense of belonging, and that's what we're able to provide.

In 2023, we welcomed six new communities into our portfolio, and our teams didn't miss a beat with the expansion. And as we bring four new properties into the fold this year, I know we're ready for the challenge.

Our teams have consistently shown an ability to navigate through whatever is thrown their way. The dedication and pride I see every day is truly inspiring. Thank you for your unwavering dedication to our mission, and I can't wait to stand alongside you as we climb to new heights this year.



"INVEST IN EACH OTHER & KEEP THE POSITIVE SPIRIT ALIVE"



JOHN BRINICH
Homestead
Construction
President

But beyond the structures we construct, I am proud of our team which has grown to 25 strong. We really have an excellent group, which continues to mesh as we grow together. When our division was first formed, we were a small group with some big aspirations, but we didn't know exactly what we could achieve. In the past few years, with our group in place, we've shown what we're capable of, making the future for our company very bright.

Thank you for your hard work and commitment to our company. What we do is truly special and I can't wait to see what we can do in the year ahead.



MINDY HENSON
Homestead Companies
Vice President of
Human Resources

As we turn the page to another year, I can't help but feel a sense of pride. Yes, the past few years have brought their share of triumphs and obstacles, but what shines through is our strong Homestead culture. We don't operate on autopilot with a checklist; we treat everyone and every situation uniquely, with care. We're more than just colleagues or working professionals; our team is approachable and welcoming.

In 2023, we doubled down on employee development. We trained managers to be more than bosses; we encouraged them to be leaders who can empower individuals to reach their full potential. The positive impact of our professional

development initiatives is already evident, and I see it reflected in our strong employee retention rate throughout the past year.

But culture can't be defined by metrics. It's a feeling. And I can sense it in the energy when I walk around our offices and sites. Our culture is felt in the genuine conversations, and the way we support each other through thick and thin.

In the new year, let's keep building on this already strong foundation. Let's continue to invest in each other, and keep this positive spirit alive. Because when we take the time to care, develop, and celebrate each other, not only do we thrive, but we create a workplace that feels like home.

8 PROJECTS

Projects Slated for 2024



6 PROJECTS

Projects Built in 2023



\$150 MILLION

Money to start
2024 Construction



\$200 MILLION

Money in 2023 Construction

NOTABLE AWARDS

HOMESTEAD COMPANIES

Power 100 – Dave Anderson Columbus Business First

4th Busiest Central Ohio Developer in Columbus
Columbus Business First

4th Largest Real Estate Developer
Columbus Business First

Top 15 Largest Commercial Construction Companies
Columbus Business First

Top 30 Largest Central Ohio Property Management Companies – Commercial Columbus Business First

HOMESTEAD U

Grace Benningfield Q2 & Q3 Champ Chain The Heights

SkyGarden 100% Club

River Park 100% Club

River's Edge 100% Club

The View 100% Club

The Valley 100% Club

HOMESTEAD AMERICA & SENIOR LIVING

Georgetown Ben Franklin Best Curb Appeal

Harlow Ben Franklin Best Team Effort

Homestead Village Beavercreek Ben Franklin Rookie of Year

Clintonville Commons Ben Franklin Honorable Mention

Homestead Village Blacklick Ben Franklin Honorable Mention

Olde Towne Ben Franklin Honorable Mention

Schrock Park Ben Franklin Honorable Mention

Tivoli Ben Franklin Honorable Mention

Olde Towne Community of the Year

Scott Van Winkle Maintenance MVP Homestead Village Beavercreek

Sandy Millwater MVP of the Year Homestead Village Miamisburg

Stella Construction Team MVPs

Tyler Barton, Todd Westover, Chad Plowman & Todd Henwood

Heather Osborne Q1 Medal of Excellence Homestead Village Miamisburg

Lisa Mosley Q2 Medal of Excellence Worthington Commons

Madison Harrington Q3 Medal of Excellence Hayden Park

MOVING UP!

HOMESTEAD COMPANIES

Dustin Holskey

Operations Manager > Vendor & Procurement Manager

HOMESTEAD CONSTRUCTION

Taylor Cooper

Assistant Project Manager > Project Manager

Todd Westover

Project Engineer > Assistant Project Manager

HOMESTEAD U

Audrey Higgins Helix

Leasing Consultant > Leasing & Marketing Manager

Bucky McVaney The Heights

Leasing Consultant > Leasing & Marketing Manager

Dearold Sealey River Annex

River Park Maintenance Tech > River Annex Maintenance Supervisor

Emma Nguyen The Heights

Community Assistant > Leasing Consultant

Grace Benningfield The Heights

Business Administrator > Community Manager

Josh Bucior The View & The Valley

View Maintenance Supervisor > View & Valley Maintenance Supervisor

Kaitlyn Griffin SkyGarden

Leasing & Marketing Manager > Community Manager

Nigel Long The View & The Valley

View Maintenance Tech > View & Valley Lead Maintenance Tech

Nikki Leonard Helix

Business Administrator > Community Manager

Travis Hallman SkyGarden

Maintenance Tech > Maintenance Supervisor

HOMESTEAD SENIOR LIVING

Heather Osborne Homestead Village

Miamisburg Community Manager >

Miamisburg & Beavercreek Senior Community Manager

LaTasha Brown Tivoli

Leasing Consultant > Community Manager





*Together, we'll continue to grow as developers, builders,
and operators to create a place where the best choose to work,
residents choose to live, and investors choose to trust*

