

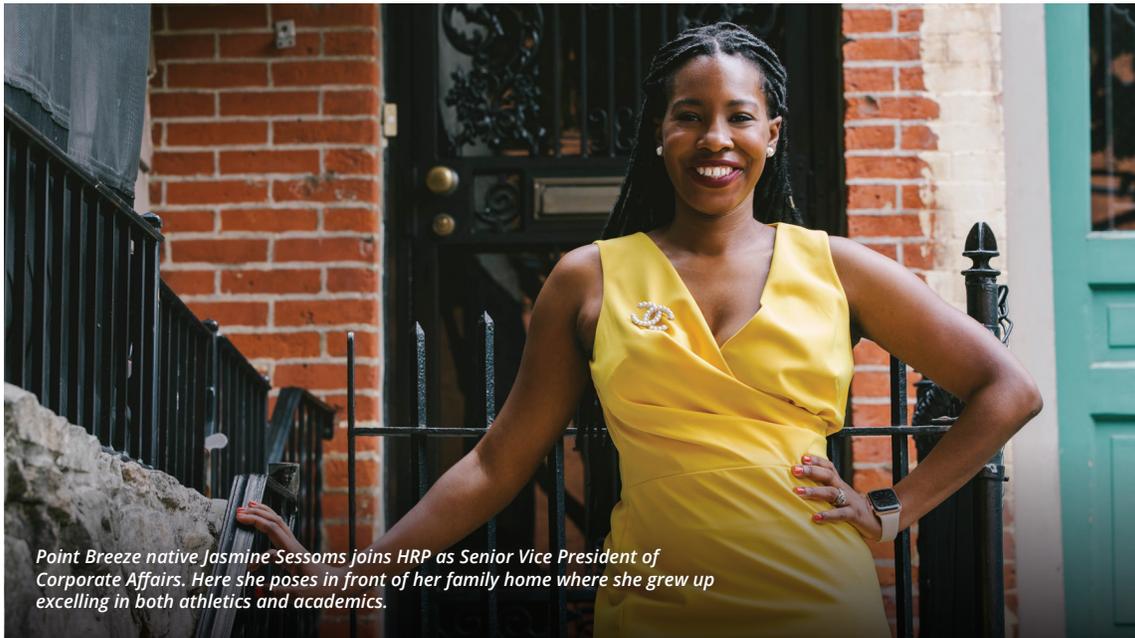


HRP Philly CEO Roberto Perez has a vision for the future of the PES refinery.

A Message from the Team

Roberto Perez, CEO of HRP, welcomes readers to the first issue of our new community newsletter and gives a little of his personal story.

Letter on page 2



Point Breeze native Jasmine Sessoms joins HRP as Senior Vice President of Corporate Affairs. Here she poses in front of her family home where she grew up excelling in both athletics and academics.

In the Media



The development of the property would be transformational for Philadelphia as a logistic hub along the East Coast and would complement the already thriving industrial markets in Central Pennsylvania, the Lehigh Valley, and South Jersey.

Philadelphia Business Journal

From the Neighborhood: Meet Jasmine "Jazz" Sessoms

A native of the Point Breeze section of the city, Jasmine Sessoms recently joined Hilco Redevelopment Partners (HRP) as Senior Vice President of Corporate Affairs. We thought it would be interesting to hear what this lifelong Philadelphian thinks about the soon-to-be realized transformation of the former PES refinery site.

Editor: So Jasmine, tell us a bit about yourself and growing up in Point Breeze.

Jasmine Sessoms (Jazz): I had an amazing childhood growing up in Point Breeze. Both my parents were teachers. My father taught math and my mother taught phys ed. So education was always important. But so too were sports. I was an outside kid who played field hockey, basketball and track and field, through middle and high school at Engineering and Science.

Editor: So you left Philly only once, to attend Morgan State University, and returned thinking you would eventually get into hospitality but things took a turn.

Jazz: After college, I briefly worked for Marriott and then by chance, while figuring out my next career move, stumbled onto a newly created position at

More on page 2

More than 19,000 Jobs Now Expected from Redeveloped PES Site

The good news keeps on coming with regard to the redevelopment of the former PES refinery site. In a just-released study, conducted by Philadelphia-based Econsult Solutions, Inc. (ESI), it was found that the new multi-modal logistics hub has the potential to create approximately 19,370 new permanent jobs and deliver an annual economic impact

of approximately \$3 billion to the region at full build-out. In addition, the new facilities will generate over 13,000 jobs during the decommissioning, remediation, demolition, design, and construction phases of the project. If ranked as a single employer, the projections would establish the location as one of the largest non-healthcare employers in the city limits.

HRP Philly's Economic Impact

19,370 
Number of permanent jobs created

\$3 Billion 
Total annual economic impact to Philadelphia

More stats on page 4



Perez stands outside of former PES building.

Dear Philadelphians

Welcome to the first issue of our HRP Philly Community Newsletter. It's one more tool we're using to communicate and engage with the community and we're eager to start sharing.

In this first issue, you will meet some of the people who are creating the vision for transitioning the former PES refinery in South Philly into a state-of-the-art multi-modal logistics hub that will employ nearly 20,000 workers when complete. At the same time, you will learn a little something about HRP, our approach, mission, and personality!

I am the CEO of HRP, and perhaps like you, I am a minority. Born in Puerto Rico, my family moved to the U.S. when I was a young teenager. Spanish is my first language and development is my first love.

We acquired the former PES refinery site in June and ever since, we've been busy collaborating with city, state, and community leaders and organizations to begin creating an extraordinary new development.

It's a massive undertaking that starts with us cleaning up 150 years of industrial pollution on some 1,300 acres of land. Then, our plan is to transform the site into a commercial hub that will attract dozens of world-class companies.

It's a long-term commitment, which is why we want to communicate with you often, through any number of channels, including [Facebook](#), [Twitter](#) (@HRPPhilly), hrpphilly.com, face-to-face meetings, as well as this newsletter.

You will learn more over the coming months—and I am sure we will too! For now, I just want to introduce myself and our company and start a conversation that will lead to a healthier economy and environment for Philadelphia.

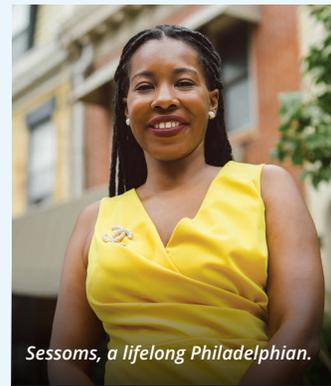
Roberto Perez

CEO, Hilco Redevelopment Partners

Continued from page 1

ACE Insurance where I traveled and liaised with non-profits around the country. There, I met Mayor Michael Nutter who had the vision to transform a little known city foundation—called the Mayor's Fund—into a major force for good in the City. He offered me the job where I stayed for 3 years before starting my own political consulting firm and working as a government relations director at Community College of Philadelphia.

Editor: So then HRP came calling?



Sessoms, a lifelong Philadelphian.

Jazz: They were very serious about engaging with the community. They wanted someone from Philadelphia who understands the culture, government, and local community. I literally grew up in the shadow of the site, so I ticked all the boxes.

Editor: And what attracted you to them?

Jazz: The opportunity to give back to the city I love. And more specifically to influence and work in the very district where I grew up. We have a rare opportunity to really change the community for the better by providing access and opportunities that truly change the course of the city. Although

Philadelphia is one of the ten largest cities in America, it's also the poorest of that group. Here, we have the ability to contribute and create an economic stimulus for the community—generate jobs and make for a cleaner and healthier community. That's exciting and I am proud to be part of it.

Editor: So what will be your role in this transformation?

Jazz: It's a substantial and significant one. As Senior Vice President of Corporate Affairs, I manage the internal and external communications for the project, as well as government, community relations and philanthropy. I intend to be out in the community, listening carefully and being a transparent voice on what we are doing and how it will impact the region, city, and local communities.

Editor: And those are communities you know well.

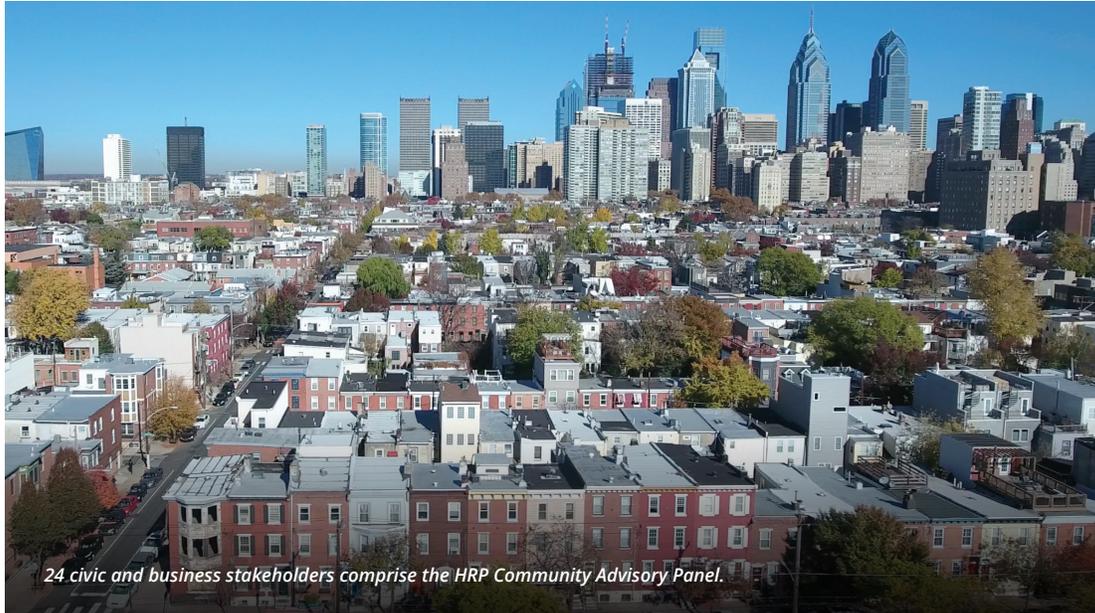
Jazz: Absolutely. My parents still live in Point Breeze and me and my husband Jae, and sons Jae and Jace, visit often on weekends.

Editor: So what would you like the people who you grew up with and still live in those communities to know?

Jazz: That we are a force for good. With partners, we are going to work hard to clean up the site, and create jobs. The community never again has to worry about the safety and health consequences of living next to a refinery. Those days are over, and the future is going to be much better for us all.

The City of Neighborhoods has a New Neighbor

First HRP Community Advisory Panel Proves Fruitful



24 civic and business stakeholders comprise the HRP Community Advisory Panel.

As the City of neighborhoods welcomes HRP as its newest neighbor, we are committed to collaborating with local leaders to clean up and transform the former PES refinery into one of the most strategically significant multi-modal logistics hubs in the country.

As part of that commitment, we co-hosted our first HRP Community Advisory Panel meeting with Councilman Kenyatta Johnson to introduce HRP to city, state and community

influencers, kick off our work together and build a trusting and transparent relationship.

These meetings, which will occur bi-monthly, will offer 24 civic and business stakeholders the opportunity to provide feedback on HRP's proposed redevelopment plans. At the same time, we will provide project updates related to demolition, decommissioning, remediation, infrastructure and improvements, sustainable initiatives, diverse hiring practices

and potential economic impacts of the site.

Have questions for the HRP team?

Find us on Facebook @Hilco Redevelopment Partners Philadelphia and Twitter @HRPPhilly.

For more on our community engagement strategy, visit HRPPhilly.com or contact: Jsessoms@hilcoglobal.com

Hilco Helps: Getting to Know the City of Brotherly Love

A core value of HRP is enhancing the lives and potential of the people in our communities. And we are doing just that in Philadelphia.

After Tropical Storm Isaias ravaged homes in Eastwick Village, residents faced devastating flood damage. On August 19 our Hilco Helps team partnered with Councilman Kenyatta Johnson to clean up the damage by donating over 200 brooms, 150 shovels, and dozens of boxes of trash bags to the community, so individuals and families could begin putting their homes and businesses back together.



Jessoms and Councilmember Kenyatta Johnson help residents in Eastwick village clean up after tropical storms.

We were honored to introduce ourselves to you and know it's just the first of many opportunities to work together for the greater good of our community. Please stay in touch with us at www.hrp Philly.com and we hope to meet you very soon!

DID YOU KNOW?

The HRP Community Advisory Panel is a continuation of the former PES Community Advisory Panel, which was established 24 years ago.

Environmental impact of cleaning up the former PES refinery

950



miles of existing pipeline will be removed or abated

30,000



tons of asbestos-containing material will be abated.

464,284



pounds of toxic materials are no longer being emitted into the air per year.



I want to thank Hilco Redevelopment Partners for their commitment to Philadelphia by assuming ownership of one of the most important commercial sites in the city. The action creates jobs, ensures the future commercial viability of the site, and decreases the former refinery's environmental impact.

Philadelphia Mayor Jim Kenney

Get to Know Hilco Redevelopment Partners

HRP is transforming former industrial properties across the country, recycling and repurposing them to create the jobs and economy of the future.

How We Created an Economic Hub on Maryland's Eastern Shore

Project: Tradepoint Atlantic
Location: Baltimore, MD
Acquired by Hilco: 2012

What it was: A shuttered former Bethlehem Steel Factory

What it is now: Home to some of America's leading companies, including Amazon, Under Armor, Home Depot and FedEx

A generational project

HRP acquired the former Bethlehem Steel factory in Baltimore, MD in 2012 and went to work transforming the location into an economic hub for the 21st Century that has attracted some of America's best

companies that now employ more than 8,000 workers. Tradepoint Atlantic now accounts for 1% of Maryland GDP!

HRP's vision for the former PES refinery site in South Philly is just as bold! So stay tuned.



HRP Philly's new multi-modal strategy is similar to Tradepoint Atlantic.



Thanks to HRP, Tradepoint Atlantic accounts for 1% of Maryland's GDP.

Seeing HRP's Vision

We are excited to share the designs for our new on-site signage. Our goals of creating more jobs, growing the economy, and bettering the environment will soon stand tall in Southwest Philadelphia and serve as daily reminders of our dedication and commitment to the City.



Continued from page 1

HRP Philly's Economic Impact



13,770

Number of jobs created during remediation and construction



\$2.3B

Economic impact to City during remediation and construction



\$1.78B

Total investment to remediate and build



\$960M

Future employee compensation from permanent jobs

HRP is proud to have the support of community groups and leaders throughout Philadelphia. Visit hrpphilly.com to hear what various constituents have to say about the project and its positive impact on the region.

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 Hilco Redevelopment Partners Philadelphia

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