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**GROUNDBREAKING FOR NEW 144-ROOM HOTEL AT MELFORD
IN PRINCE GEORGE'S COUNTY SCHEDULED FOR APRIL 28**

*Hospitality Development Company building Courtyard by Marriott within 466-acre
mixed-use community located at intersection of US Route 50 and MD Route 3/301*

BALTIMORE (April 17, 2017) – A groundbreaking ceremony has been scheduled for Friday, April 28 at 11:00 am for a new 144-room Courtyard by Marriott hotel, contained within Melford, a 466-acre mixed-use community located at the intersection of US Route 50 and MD Route 3/301 in Prince George's County. The hotel is being developed by Hospitality Development Company III, LLC, a locally-based group that has built and manages several other hotel properties in the central Maryland region. Melford, which currently contains nearly one million square feet of office and flex/R&D space, with plans for up to 1,800 residential units, is a project of Baltimore-based St. John Properties. Herman/Stewart Construction, Inc. has been selected as the general contractor for the hotel construction project which is expected to deliver in 2018.

The five-story hotel, located at 16800 Science Drive, will feature a brick facade, several conference and meeting rooms, a first-floor restaurant and will be constructed utilizing Leadership in Energy and Environmental Design (LEED) requirements as specified by the United States Green Building Council. The hotel rooms contain King or Queen-sized beds and are equipped with a number of amenities including large-sized television sets, a refrigerator and coffeemaker and spacious bathroom accommodations. Free Wi-Fi is available throughout the hotel and the property will also contain a business center, fitness area and outdoor pool.

Hospitality Development Company Group, owned by local businessman Dr. Ernest Murphy, has built and presently manages a number of local hotels including the TownePlace Suites near Bowie Town Center. The company also maintains rights to develop two additional hotel properties within Melford which are planned to be a 125-suite Residence Inn and a 100-suite SpringHill Suites. No timetable has been set for the construction of these additional properties.

“This new hotel is an important addition to the mixed-use environment within Melford as the amenity will be a destination for area businesspeople, future residents and visitors to the community, and will serve as a significant economic driver,” explained Richard Williamson, Senior Vice President, Marketing and Leasing for St. John Properties. “The inclusion of conference and meeting facilities, as well as an on-site restaurant, complements the range of services available and furthers Melford’s appeal as a self-contained community.”

Melford has development capacity for approximately 550,000 square feet of office space, more than 500,000 square feet of flex/R&D space, 86,000 square feet of complementary retail space and up to 1,800 residential units. The community is located between Annapolis and Washington, D.C.

St. John Properties, Inc., founded in 1971, owns and has developed more than 18 million square feet of flex/R&D, office, retail and warehouse space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah and Wisconsin. For more information about the company visit www.sjpi.com