

YOUR HEALTHCARE CAMPUS



STATE-OF-THE-ART HEALTHCARE CAMPUS

The St. Joe Company, along with Tallahassee Memorial HealthCare (TMH) and the Florida State University College of Medicine (FSU) have made plans to jointly create a new healthcare campus in Panama City Beach, Fla.

CONVENIENTLY LOCATED

The planned 87-acre campus will be located near the intersection of State Highway 79 and Phillip Griffiths Sr. Parkway and is planned to include Primary Care, Urgent Care, Orthopedics, Cardiology and a Surgical Procedure Center.

HEALTHCARE FOCUSED ON YOU

Research opportunities are planned with a focus on aging and senior living technology along with residency programs and educational rotations.



AN IMPORTANT PROJECT FOR OUR COMMUNITY

Latitude Margaritaville Watersound is a 55-and-better community that is slated for 3,500 homes. Along with other neighboring communities, this development creates demand for:

- A healthcare location less than 10 minutes from the community
- Local access to healthcare professionals and services
- A locally managed organization committed to healthcare and research

This new location will bring in thousands of new jobs over the course of time.

YOUR HEALTHCARE PARTNERS

THE ST. JOE COMPANY

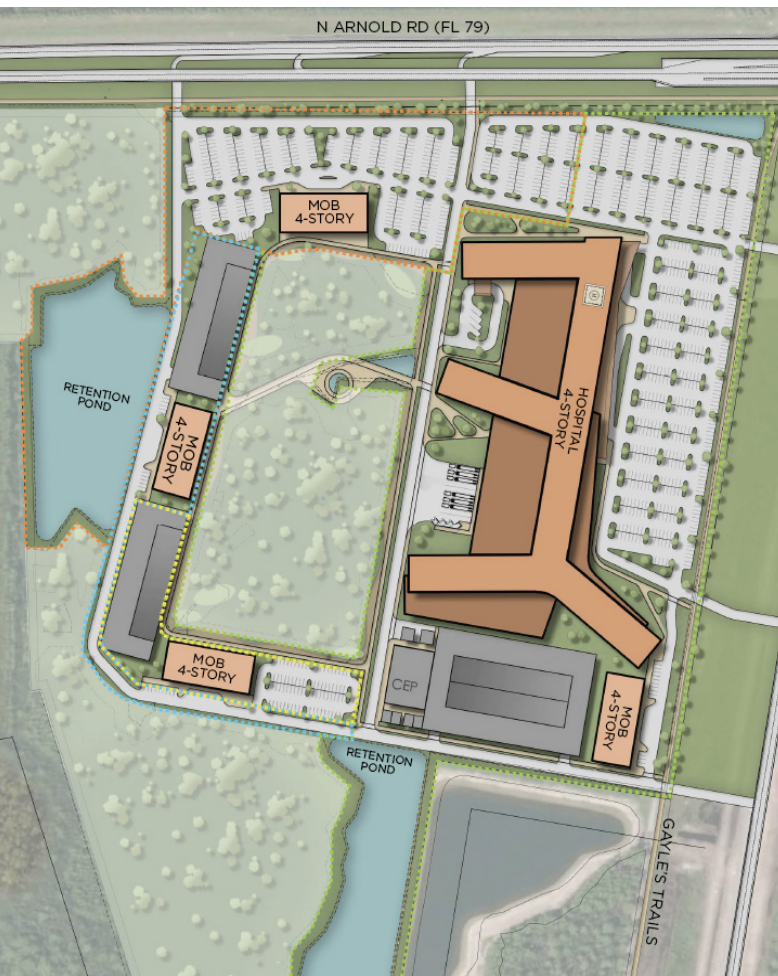
The St. Joe Company, together with its consolidated subsidiaries, is a real estate development, asset management and operating company. More information about the Company and its current project pipeline can be found at www.joe.com.

THE FLORIDA STATE UNIVERSITY COLLEGE OF MEDICINE

The Florida State University College of Medicine was founded in 2000 with a mission to educate and develop exemplary physicians who practice patient-centered healthcare, discover and advance knowledge and are responsive to community needs, especially through service to elder, rural, minority and underserved populations.

TALLAHASSEE MEMORIAL HEALTHCARE, INC.

Founded in 1948, Tallahassee Memorial HealthCare (TMH) is a private, not-for-profit community healthcare system committed to transforming care, advancing health and improving lives with an ultimate vision to elevate the standards of healthcare practice, quality and innovation. Serving a 17-county area in North Florida and South Georgia, TMH is comprised of a 772-bed acute care hospital, a surgery and adult ICU center, a psychiatric hospital, multiple specialty care centers, three residency programs, and 38 affiliated physician practices. TMH has partnerships with Doctors' Memorial Hospital, Florida State University College of Medicine, UF Health, Weems Memorial Hospital and Wolfson Children's Hospital. For more information, visit TMH.ORG.



KEY MILESTONES

PHASE 1

The planned Campus will begin with the design and build of an approximate 80,000 square foot Medical Office Building. This building is expected to include Primary Care, Urgent Care, Orthopedics, Cardiology and a Surgical Procedure Center.

Projected completion: End of 2024

PHASE 2

Plans for this phase include the development of a 100-bed inpatient facility, which would provide an emergency center and other inpatient services such as surgery, cardiology, imaging and other healthcare services.

Projected completion: End of 2027

The goal for this campus over the course of time is to support the needs of other medical office buildings. After the planned expansions, it is possible that this hospital could grow to approximately 500 beds.

These materials and the features, facilities and services described and depicted herein are based upon current development plans, which are subject to change without notice. No guarantee is made that the features, facilities, or services depicted by artists' renderings or otherwise described herein will be constructed or provided, or if constructed or provided, will be of the same type, size or nature as depicted or described.

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