

FOUNDED ON VALUES. BUILT ON INTEGRITY.





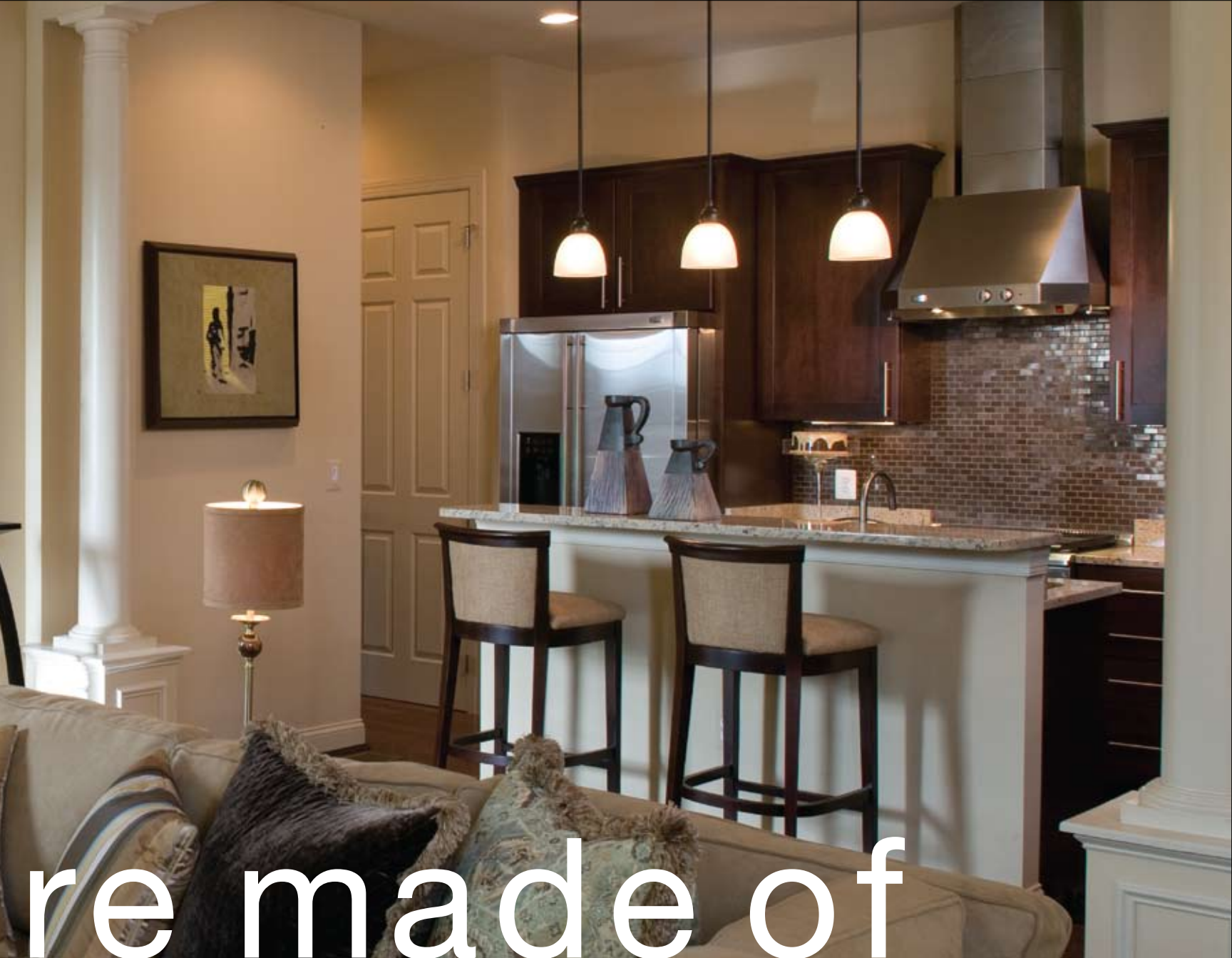
What we'

CONCERN for the communities and people we touch.

CREATIVITY in everything we do.

PASSION in our approach to business.

PERFECTION as a goal worth pursuing.



re made of

The six integrated companies of The Bozzuto Group cover a broad range of real estate development services. Underlying all these services is the shared vision that we will create communities where people will thrive.

Since our beginnings in 1988, our story has been one of hard work and commitment. The result is a solid reputation for delivering as promised and standing behind the quality of our work. The single word we live by is “integrity.” It defines how we operate. It guides every decision. And it is the foundation of our good name.

For more than 20 years, we’ve been driven by the belief that every person deserves to live in quality housing. And we are committed to providing that opportunity with everything from luxury homes and apartments to affordable housing.

We’ve put the Bozzuto name on more than 30,000 homes and apartments. And we would be proud to live in any one of them ourselves.



Integr

Better integration means better results.

Our six companies span the spectrum of real estate value creation. But we work together as one integrated group, sharing our knowledge of the market, products and customers. The results benefit everyone—investors, business partners, clients, renters and buyers—with better living environments and increased value.

Our understanding of both our markets and our customers is continually deepened as a result of developing, building and managing a diverse portfolio of properties for our own account and for third parties. This experience makes us better at what we do and quickly translates into meaningful improvements in quality and design. It helps us to truly know what our customers want. And what it takes to make a comfortable home and a successful investment.

By working together and with our partners, the six Bozzuto companies excel as one, building value beyond the sum of our parts.





*Above and left, Spinnaker Bay, Baltimore, MD.
Opposite page, Summerfield at Brambleton, Ashburn, VA;
Kitchen at Shipley's Grant, Ellicott City, MD.*

The Bozzuto Group

PROPERTY MANAGEMENT

LAND DEVELOPMENT

HOMEBUILDING

DEVELOPMENT

CONSTRUCTION

ACQUISITIONS



Above, the Bozzuto leadership team from left to right: Steve Strazzella, John Slidell (Founding Partner), Tom Baum, Tom Bozzuto (Founding Partner), Dan Murphy, Toby Bozzuto, Ryan Ogden, Julie Smith, Rick Mostyn (Founding Partner), Mike Schlegel.

Right, the Bozzuto Group is headquartered in Greenbelt, MD.

Above opposite page, The Whitney at Bethesda Theatre, Bethesda, MD.





Promises made. Promises kept.

Our founding partners continue to lead the Bozzuto Group today. Their guidance and mentorship, combined with the energy and enthusiasm of a strong group of younger partners and colleagues, allows us to conduct business with consistent adherence to our values and our vision. It allows us to build lasting relationships and vibrant communities. And it ensures that we never waver from our belief that concern for people is central to every interaction, whether with our partners, our customers, our employees, or those who are affected by what we do.

We build relationships that are based on listening to and respecting the needs of our business partners. We know it's not a good deal if someone loses. As a result, we have a long track record of successful and repeated partnerships. In fact, The Bozzuto Group has done virtually every project with a partner. These range from entrepreneurs and land developers to institutional investors and financial institutions to community based non-profit groups.

Our reputation is on the line every day. To us, a handshake is still a handshake. And if someone should call us old-fashioned—well, we'd take that as a compliment.

crea

The most powerful tool in our toolbox.

At Bozzuto, we put our best creative thinking into everything we do. And into each community we develop. We individually design each project to ensure that what we build is in harmony with its natural environment. We always keep in mind that we are building not just homes but communities, and our job is to do so in a manner that shows respect to the world around us.

You'll see our creativity in the efficiency of the homes we build as an "Energy Star Builder". And in the extra quality we build-in behind the walls to further enhance energy efficiency, durability and value. You'll see it in product details like larger windows that maximize natural light, in the Bozzuto shelf that makes finding keys easy, and in the services we provide our customers that go far beyond the expected.

The results of this creativity, whether in the projects we build or the services we provide, are living spaces in which people take pride. And efforts that produce significant financial rewards.

In the end what we create is home; whether rented or owned. This belief is at the heart of our mission to provide quality housing for everyone. Creating homes that people love, and communities in which people thrive—for us, nothing means more.





Above, grand spiral staircase at The Delancey, Arlington, VA.

Above right, the Bozzuto Design Center.

Left, the Bozzuto Group led in the restoration of the historic Bethesda Theatre outside Washington, D.C., along with its partners and donated the theatre to a non-profit organization in 2006.

Top opposite page, a "Bozzuto Shelf".

Below opposite page, the main entrance of The Arbors at Arundel Preserve, Anne Arundel Co., MD.

recognized



Rooftop pool at Spinnaker Bay in Baltimore, MD, one of our most award-winning communities.

Working hard has its rewards.

We take great pride in our achievements. We present a few on this page, not to be boastful, but to honor our many colleagues whose hard work turned what might have been another day on the job into a shining symbol of excellence.

It is this kind of recognition that assures us that we are on the right track — that hard work and trust in fundamental values still has a place in the world.

We look at these awards as acknowledgement of what we are capable of every day. We hope you look at them as our promise to deliver our best every day as well.



National Association of Home Builders Awards

- Builder of Year
- Multifamily Development Firm of the Year
- Property Management Company of the Year
- Best High-Rise Apartment
- Best Garden-Style Community

Maryland National Capital Builders' Association Awards

- Five-time Builder of the Year
- Three-time Environmental Builder of the Year
- Environmental Developer of the Year
- Best Condominium Community

Multifamily Executive Magazine

- One of the "Ten Best Multifamily Companies For Which To Work"

