

Development



The St. Regis ® Bahía Beach Resort

Interlink is the leading developer of hotels, resorts and high-end residential real estate in Puerto Rico and the Caribbean; with in-house capabilities in construction, asset management and real estate marketing and sales, for its own portfolio, as well as for the firm's partners and clients. The Company also provides specialized advisory services to third party clients for the acquisition,

development and repositioning of assets. Interlink follows an integrated turn-key approach to the entire development process. Starting with conceptualization and planning, design coordination, managing the permitting process, performing or managing the construction, and ultimately selling or asset-managing the final product.

Conceptualization Design Permiting Process Occidentation Process Management Process Management Property Asset Management Disposition of Asset

Since its inception, the Company has made concerted efforts to stay in front of emerging trends in the market, working with the finest of planners, architects and landscape architects. Our projects are designed and developed to complement and enhance their urban environment, fulfill unmet needs, and improve the quality of life of our

surroundings. In every category, Interlink has earned a reputation for providing excellent value to its customers.

Development
Construction
Asset Management



Development

Hotels and Resorts

Interlink has been responsible for some of the largest and most complex hotel and resort developments in Puerto Rico. Our experience include the development of the Sheraton Puerto Rico Convention Center Hotel & Casino. the first LEED-certified hotel in the Caribbean; Las Casitas Village at El Conquistador Resort, the first condohotel project in Puerto Rico; and Hotel El Convento in Old San Juan, a boutique hotel in a 360-year old former convent. Interlink also was the developer for the Bahía Beach Resort & Golf Club masterplanned beachfront community, and its anchor, the AAA's Five Diamond rated, The St. Regis® Bahía Beach Resort.

Commercial and Mixed-Use

The Company has been in charge of multiple signature commercial and mixed-use projects in Puerto Rico. Our experience includes 375,000 sf City View Plaza, a turnkey development for the GFR Media Group; and 325,000 sf Centro Europa, an urban renewal mixed-use project developed in alliance with Banco Popular.

Residential

We have developed and sold over 3.200 residential units in Puerto Rico. from low-income single-family and mid-market garden apartments, to high-end estate homes and luxury condominiums. The Company's strategy has been to remain agile and versatile, and focused on new opportunities in the ever-changing marketplace. Moreover, Interlink has fostered an unparalleled reputation for building superior residential products with unmatched attention to details. Our recent experience includes the development and sale of over \$150 million of high-end residential units at Bahía Beach Resort & Golf Club, and \$70 million of high-end condominium units at Cosmopolitan, an 18-story condominium in the San Juan.

...a reputation for building superior residential and commercial projects with an unmatched attention to detail



Cosmopolitan



Construction



San Juan International Airport

Pre-Construction

Our in-house team of designers, engineers, schedulers, estimators, and construction professionals helps clients navigate crucial decisions during a project's earliest stages. Our goal is to offer sound advice and strategies, providing the best value and ensuring overall project success. Interlink's comprehensive pre-construction services include:

- Conceptual Estimating & Budgeting
- Scheduling
- Value Engineering
- Design & Engineering Coordination
- Environmental Assessment
- LEED® Certification Compliance
- Permitting
- Procurement Planning
- Constructability Analysis
- Sustainability

...sound advice and strategies, providing the best value and ensuring overall project success.



Construction

Project Delivery Methods

Interlink has over 38 year record of success acting as the exclusive general contractor and construction manager for all of the projects it has developed. We have also provided these services to numerous other clients in various market segments. As the owner's point of contact, we ensure that clients' expectations are met while

fostering mutual respect and trust. From start to finish, we are committed to delivering projects with excellent safety records, on budget and on time, without compromising on quality. Interlink has worked and is experienced with different project delivery methods and contracting options such as:

Delivery Methods

- Design-Bid-Build (DBB)
- Construction Management at Risk (CM at Risk)
- Design-Build (DB)
- Integrated Project Delivery (IPD)

Additional turnkey services offered are LEED® certification, commissioning and testing, start-up, and customer service after project completion.

Contracting Options

- Stipulated Sum
- Cost Plus Fee with GMP
- Cost Plus Fee no GMP

Other contractual arrangements include joint venture partnerships with clients and designers.

General Contractor and Construction Managers

Our construction management services include:

- Implementation of Job Specific Safety Program
- Project Controls Schedule Management & Cost Monitoring
- Procurement & Project Buyout
- Submittal & Shop Drawing Review
- Payment Request Analysis & Management

- Subcontract and Change Management
- Overall Project Management
- Self-Perform
- Site & Field Engineering
- Quality Assurance & Controls
- Start-up/Commissioning





Construction

Our ability to self-perform allows us to further control quality, construction progress and cost. Most importantly, it provides us with the flexibility necessary to respond to client preferences, changing market demands and economic conditions. Interlink has the ability to self-perform a variety of trades:

- Farthwork
- Site work
- Finishes
- Punch list and Final Project Delivery
- Guarantees

Interlink's unwavering dedication to quality control and strict attention to detail have distinguished the projects we build in every market niche we have engaged. It has earned us a reputation for excellence in building with the highest standards.

Customer Service

Extending well beyond the delivery of our projects, our construction team is dedicated to attending client service requests and warranties, ensuring uncompromising quality control and attention to detail.

Experience

- Resorts
- Hotels
- Residential
- Commercial

- Pools, water features and resort amenities
- Renovations & Expansions
- Infrastructure



Construction Of Sheraton Puerto Rico Convention Center Hotel & Casino



Asset & Property Management



San Juan Marriott Resort & Stellaris Casino

As Asset and Property Managers, our main objective is to represent the best interests of our partners and clients, while maximizing the long-term value of their assets. We bring an owner's perspective to every single project, as well as strategically investing in many of the projects and assets that we oversee.

Interlink has provided Asset & Property Management for several iconic hotel, resort, casino and commercial assets, with an aggregate value of over \$700 million. Key engagements have included renowned properties such as the Sheraton Puerto Rico Convention Center Hotel & Casino, San Juan Marriott Resort

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& Stellaris Casino, St. Regis® Bahía Beach Resort, Bahía Beach Resort & Golf Club, Centro Europa office complex and Villas de San Francisco Plaza Shopping Center, among others.

Interlink's fully integrated approach lets us tap into the capabilities of our Construction and Development teams, allowing us to bring additional value beyond traditional asset management. We can provide turnkey solutions for the acquisition, during the operation, and through the disposition or repositioning of the assets.





Asset & Property Management

Our scope of services includes the following:

Acquisition and Investment:

- Due diligence
- Investment / acquisition analysis
- Capital and financial structuring
- Evaluation and selection of brands and operators
- Negotiation of operations management contracts

Operations:

- Owner representation
- Assessment and optimization of operations
- Oversight of management team
- Negotiation and administration of leasing contracts
- Maintain relations with operators and tenants
- Financial budgeting and forecasting
- Financial performance analysis
- Accounting and financial support
- Supervision of financial reports
- Manage communication with stakeholders
 - Operating performance report for owners & lenders
 - Asset management initiatives reports
- Loans & major contrac covenant compliance monitoring and reporting
- Negotiation of leases
- Management of owner relations with governmental entities
- Engagement of key personnel
- Asset physical review
- Capital improvements administration and project management

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Bahía Beach Resort & Golf Club