

THE ST·JAMES

THE ST. JAMES ANNOUNCES SEPTEMBER 2018 OPENING OF UNPRECEDENTED NEW SPORTS, WELLNESS AND ACTIVE ENTERTAINMENT EXPERIENCE

*The Greater Washington region's new epicenter of sports training and competition
is also the ultimate destination for active fun*

FAIRFAX, VA (September 7, 2017) – The St. James, the most exciting new brand in sports, wellness and active entertainment, announced today that it will open the doors of its 450,000-square foot flagship complex on a 20-acre campus at the intersection of I-395 and I-495 in Northern Virginia in September 2018. The St. James will offer the most comprehensive combination of sports and wellness venues and programming, lifestyle amenities and family centered active entertainment experiences in the Greater Washington region.

The St. James was founded by native Washingtonians Kendrick Ashton and Craig Dixon in partnership with Cain International, a global private equity firm specializing in real estate, retail, media and entertainment investments whose board includes Todd Boehly, an owner of the Los Angeles Dodgers, and Jonathan Goldstein, its CEO. The St. James will provide a one-of-a-kind opportunity for everyone -- from toddlers to boomers, with friends or family -- to pursue their passion for sports, wellness and active fun all under one roof.

With a mission to maximize human potential through the power of sports and wellness, The St. James will provide a diverse and extensive combination of sports competition and training venues, transformative developmental programs and best-in-class coaching. Athletes and enthusiasts of all ages and skill levels can immerse themselves in an unprecedented variety of sports -- from ice hockey, soccer, lacrosse and baseball to squash, golf, basketball, volleyball, swimming and more. Sports competition and training venues include:

- **Field House** with a FIFA regulation-sized turf field -- the only such field in the region -- and 65-foot roof clearances for all turf sports
- **Ice House** with two NHL regulation-sized ice rinks for all ice sports and a hockey skills training center that includes both rapid shot and rapid hands skills training systems and a skating treadmill
- **Court House** with four full length regulation basketball courts that convert into nine volleyball courts
- **Pool House** with a 50-meter Olympic regulation-sized competition pool for all water sports
- **Hitting House** with six batting cages and pitching machines for baseball and softball that converts into a multipurpose training venue
- **Squash and Golf Center** with eight international regulation-sized squash singles courts and seven golf simulators

- **High Performance Center** with 10,000 square feet of elite strength, explosiveness and agility conditioning and training equipment housed within the 50,000-square foot premium health club
- **Gymnastics Training Center** with a competition spring floor, deep foam training pits, Tumble Trak, rod floors and in-ground trampolines
- **Climbing and Bouldering** with three stories and 3,000 square feet of climbing experiences

“Our aim is to be the center of the universe for active people and sports and wellness enthusiasts of all ages,” said co-founder Kendrick Ashton. “Whether it’s a 5-year old being introduced to the joys of sports, a 15-year old pushing to make varsity or a 45-year old striving to improve her performance in each stage of a triathlon, we want to provide every tool necessary for everyone to go as far as their talents and desires will take them, and enjoy themselves while doing it.”

The St. James is more than just sports development, training and competition, it also offers an exceptional health and wellness experience, which includes:

- **Premium Health Club** with 50,000 square feet of state-of-the-art cardio and strength training equipment, spinning, group fitness and yoga rooms, a 10,000-square foot high-performance training center, premium locker rooms and childcare for member families
- **Premium Spa and Rejuvenation Center** with nine well-appointed treatment rooms for massage, facial and other skin treatments, a cryotherapy chamber, a manicure and pedicure studio and a rejuvenation lounge
- **Health and Sports Medicine Center** featuring a best-in-class health care partner providing general non-emergent health care services, sports medicine, sports performance and rehabilitation

The St. James provides numerous experiences off the field, court and ice, with a multitude of opportunities for active fun and entertainment, as well as exceptional food and retail experiences, including:

- **Active Entertainment Center** with 20,000 square feet of dynamic obstacle courses, zip lines, climbing structures and climbing walls, trampoline zones, virtual reality, a gaming theatre and party rooms
- **Indoor Water Park** with 6,000 square feet of exciting slides, massive water dumping buckets, long distance sprayers and other water-based play features
- **Restaurant and Market Café** conceived in collaboration with a celebrity chef and delivering healthy and delicious cuisine
- **Performance Boutique** featuring a sneaker boutique, performance-oriented apparel, technology, equipment and The St. James branded apparel

“The St. James will provide a totally new active lifestyle experience,” said co-founder Craig Dixon. “From the premium health and wellness offerings found in our health club and spa, to the fun and engaging experiences shared with family and friends at our restaurant or active entertainment center, The St. James will set a new standard in the region for sports, wellness and active fun.”

The St. James will offer complex-wide memberships, youth and adult sports developmental and training programs, individual instruction, personal training, camps, clinics, leagues, tournaments, showcases, birthday parties and more. The complex will be open 24 hours a day, seven days a week. Pre-opening sales begin September 7, 2017 with special offers for early adopters.

About The St. James

The St. James, the premier sports, wellness and active entertainment destination brand in the country, is set to open a flagship 450,000-square foot complex on a 20-acre campus in Fairfax County, Virginia in September 2018. The complex will offer the most comprehensive combination of sports and wellness venues and programming, lifestyle amenities and family centered active entertainment in the country. For more information, please visit thestjames.co.

About Cain International

Cain International is a private investment company financed with permanent capital that owns a diversified portfolio of real estate investments in the UK, US and mainland Europe. Cain International has completed over \$3bn of transactions since inception. Its award wins include Financier of the Year at the Property Week Property Awards 2015, Residential Financier of the Year at the RESI Awards 2016 and Entrepreneur of the Year at the 2017 Property Awards. Further information is available at www.cainint.com.

About the Founders

Kendrick Ashton

Kendrick Ashton is Co-Founder and Co-CEO of The St. James, the premier sports, wellness and active entertainment destination brand in the country. Prior to founding The St. James, he was a Founding Member and Managing Director of Perella Weinberg Partners, an independent, global financial services firm. Kendrick began his career at Goldman Sachs where he executed mergers and acquisitions as well as debt and equity financings for companies across a broad range of industries. He earned a law degree from the University of Chicago Law School, an MBA from the University of Chicago Booth School of Business and an AB from the College of William & Mary.

Craig Dixon

Craig Dixon is Co-Founder and Co-CEO of The St. James, the premier sports, wellness and active entertainment destination brand in the country. Prior to founding The St. James, he was Senior Counsel at Smithfield Foods, a Fortune 250 global food business, where he focused on mergers and acquisitions, corporate governance and was general counsel of one of its largest business units. Prior to joining Smithfield, he was a senior lawyer at McGuireWoods focusing on mergers and acquisitions and international project finance. Craig began his career as a law clerk to Honorable James Spencer of the US District Court for the Eastern District of Virginia. He is an alumnus of the College of William & Mary, William & Mary School of Law and Harvard Business School.

Todd Boehly

Todd Boehly is Chairman, Chief Executive Officer, and controlling member of Eldridge Industries, which operates a portfolio of diversified businesses across several industries. Boehly, who grew up in the Washington, DC area and graduated from The College of William & Mary in nearby Williamsburg, Virginia, is a member of the Board of Cain International and serves as a trustee or board member of several other organizations, including the Executive Committee of Guggenheim Capital. He is also an owner of the Los Angeles Dodgers.

Jonathan Goldstein

Jonathan Goldstein is Chief Executive of Cain International and is based in London. The former Deputy Chief Executive of Heron International, he is an experienced real estate investor having led substantial real estate transactions in the United Kingdom, mainland Europe and the US.

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