

**DEXTER COMPANIES CLOSES FINANCING TO DEVELOP THREE INDUSTRIAL BUILDINGS TOTALING
405,000 SF IN ALPHARETTA, GA**

PATTERSON ARRANGES EQUITY AND DEBT FINANCING

ATLANTA: On July 1, 2019, Dexter Companies, LLC ("Dexter") closed construction financing for the development of Shiloh Technology Center, a portfolio of three industrial buildings totaling 405,000 SF off GA-400 in Alpharetta, Georgia (the "Property"). The Property is situated across 51 acres and is located on Shiloh Road off McFarland Pkwy. With the assistance of Patterson Real Estate Advisory Group ("Patterson") as their capital advisor, Dexter closed the financing with SilverCap Partners and United Community Bank.



"Having studied the GA-400 corridor for years, we are excited to break ground on Shiloh Technology Center in the coming days," said Blake Dexter. "This corridor was the least impacted during the downturn, and it continues to demonstrate strong performance today. With over 85% of the Forsyth County workforce leaving the County every day for their jobs, there is heightened demand for light industrial space in the area in order to eliminate that common commute. We have already received strong tenant interest and expect that demand to continue as we move ahead on this project."

The Property is located within one mile of GA-400 and will comprise three buildings ranging from 123K SF to 146K SF. Construction will begin this month with the first delivery scheduled to occur in April 2020. Dexter will manage and lease the Property.

ABOUT DEXTER COMPANIES, LLC

Founded in 1973, Dexter Companies, LLC is an experienced, vertically-integrated operator having provided development, construction, asset management, property management, and leasing services to over 8.9 million square feet of industrial and office space. The Company primarily focuses on opportunistic industrial park developments as well as industrial and office acquisitions in the Southeastern United States.

ABOUT SILVERCAP PARTNERS

SilverCap Partners is a real estate private equity firm focused on the Southeastern United States. The firm's expertise crosses multiple property sectors with a predominant focus on office, retail, industrial and residential investments. SilverCap places a priority on opportunities where a combination of capital and operational expertise can serve as a positive catalyst for future value.

ABOUT UNITED COMMUNITY BANK

United Community Banks, Inc. (NASDAQ: UCBI) is a bank holding company headquartered in Blairsville, Georgia, with executive offices in Greenville, South Carolina. The company is one of the southeast region's largest full-service financial institutions with \$12.7 billion in assets, and 147 offices in Georgia, North Carolina, South Carolina and Tennessee which operate as United Community Bank, the company's bank subsidiary. The bank specializes in personalized community banking services for individuals, small businesses and corporations. Services include a full range of consumer and commercial banking products, including mortgage, advisory, and treasury management. Respected national research firms consistently recognize United Community Bank for outstanding customer service. For five of the past six years, J.D. Power has ranked United Community Bank first in customer satisfaction in the Southeast. In 2019, for the sixth consecutive year, Forbes magazine included United on its list of the 100 Best Banks in America, and for the first time included United on its list of The World's Best Banks. Additional information about the company and the bank can be found at www.ucbi.com.

ABOUT PATTERSON

Patterson Real Estate Advisory Group is a capital placement and real estate finance advisory firm that represents owners, developers and investors seeking capital to leverage commercial real estate opportunities. Patterson arranges construction, bridge, mezzanine and permanent financing while also coordinating equity and joint venture formations along with general finance advisory work. The primary focus is helping clients across different property types access investors at a variety of different levels of the capital stack, matching the specific need with the appropriate capital provider.

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