



For Immediate Release

Albany Road Real Estate Partners Secures Debt Financing for Industrial Portfolio with Ameris Bank

Patterson Real Estate Advisory Group Facilitates Capitalization

Tallahassee, FL: Albany Road Real Estate Partners, a prominent real estate investment firm, has successfully secured financing from Ameris Bank for the acquisition of Capital Circle Commerce Park, a six-building industrial park located in Tallahassee, Florida. Patterson Real Estate Advisory Group assisted Albany Road with the capitalization effort.

The six-building, 181,100 SF industrial park is 99% leased to a diverse mix of tenants, including several strong national companies, and is positioned in one of the tightest industrial submarkets in the state. The asset also offers IOS parking for current industrial tenants and any future third-party parking needs. The property is strategically located less than 10 miles from the Tallahassee Airport, and also provides immediate access to Highway 27 and is just 2.7 miles from Highway 10, offering prime connectivity for tenants and their operations.

"We are thrilled to continue our relationship with Ameris Bank by securing financing for this industrial project" said Scott Cloud, Managing Partner at Albany Road. "Capital Circle Commerce Park represents a strategic opportunity to expand Albany Road's presence in the thriving Central Florida region. This region's continued growth and demand for industrial space make it an ideal location for this investment, and we are eager to contribute to its long-term success."

About Albany Road Real Estate Partners:

The Albany Road team collectively brings more than 200 years of real estate, investment banking, and venture capital experience to its established platform. The diverse, yet complementary, skill sets of the group provide the firm with a unique perspective that is utilized in evaluating a wide range of real estate opportunities. Since its launch in 2012, Albany Road has acquired 88 investments across 15 states, totaling 16.9 million square feet, with a gross asset value of over \$2.2 billion. Specifically, within the Southeast, the firm has acquired 6.5 million square feet across 39 assets, with an asset value of over \$850 million. Albany Road has offices in Boston, Nashville, Dallas, Denver, and San Francisco.

For more information, please visit Albany Road's website at <https://albanyroad.com/>.

About Ameris Bank:

Ameris Bank opened its doors as American Banking Company on October 1, 1971. What started as one location, with \$1 million in capital in Moultrie, Georgia, has now evolved into a publicly traded bank headquartered in Atlanta, Georgia. Today, the bank has over \$26 billion in assets and more than 200 full-service and mortgage-only locations across the Southeast. Ameris Bancorp is the parent company, which is publicly traded on the NASDAQ and ABCB.

For more information, please visit Ameris' website at <https://www.amerisbank.com/>.

About Patterson Real Estate Advisory Group

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. Patterson has office locations in Atlanta, Charleston, Charlotte, Dallas, Nashville, and Tampa.

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