



ast.

Robert J. D’Anton

President

PROFESSIONAL AFFILIATIONS:

Chairman of the Board New Jersey
Lottery Commission

Robert has been a participant in the real estate industry since 1975. An electrician by-training, prior to forming A.S.T. Development Corp in 1985, Robert gained valuable experience in the construction industry as an expeditor for a large electrical contractor. Robert subsequently spent two years with bellwether property valuation firm Affiliated Realty Services. Upon forming AST, Robert focused the company’s resources on both single-family development and commercial general contracting. This dual track approach laid the foundation for AST’s eventual pivot to investment in conventional and affordable multifamily housing and student housing, as well as third party development for public and corporate clients. Under Robert’s leadership, AST’s investment portfolio extends to 16 states and several billion dollars in transaction volume. Drawing on his previous experiences to entitle, construct, and manage, Robert continues to oversee AST’s investment decisions and strategic planning and provides significant contributions in such areas as design and land use approvals.

Shane Soranno

Director

Shane is responsible for all operational activities pertaining to AST’s real estate portfolio, including acquisition underwriting, development feasibility, construction oversight, and asset management. Since joining AST in 2006, Shane has participated in a wide range of projects across various asset classes. Shane’s responsibilities extend to oversight of AST’s affiliated direct lending companies, specifically the origination of new business, underwriting, and management of the loan servicing department.

Christian D. Shields

Director

Christian has been active in the fields of finance, law, and real estate for over 25 years, including acquisitions, developments, and recapitalizations using private and institutional capital sources involving over \$3.0 billion. Christian is a co-founder of an AST affiliate, QR Capital Ventures, which acquired or developed over 10,000 units/beds in multifamily and student housing properties throughout the Southeast. Christian also served as a partner in the Atlanta office of Greenberg Traurig, LLP, a leading international law firm, and as a Senior Vice President with Wachovia Bank. Christian provides oversight of the legal and financing activities of AST.





Build Your Future.

AST is involved in various sectors within the real estate industry, functioning as a developer, investor, lender, broker, operator, and owner. We got our start over 35 years ago as a homebuilder and general contractor, and since then have managed to create unique opportunities for ourselves and others - growing the scope and scale of our ventures while maintaining our original commitment to quality and value.

Experience Is Our Foundation.

An impressive portfolio and *track record of success* uniquely positions us as developers who also lead the way in finance and realty.



Development & Investment

At its core, AST is a real estate development and investment company, which has been successful in the acquisition, development, repositioning, and long-term ownership of numerous properties over a wide range of asset classes. AST and its affiliates specialize in creating value through both the entitlement process and implementation of operating efficiencies.

Third Party Development

Our group of development and construction professionals provides inventive and adaptable financial, construction, and maintenance solutions for both corporate and public clients. Notable clients include the former investment banking firm Bear Stearns and Company, Mobil Oil, RWJBarnabas, Union County Improvement Authority, and the New Brunswick Parking Authority.

We provide flexible and tailored turnkey solutions that engage our clients throughout the entire process. By doing so, we not only reduce the project timeline but minimize capital and occupancy costs, ensuring that value is optimized for all stakeholders.

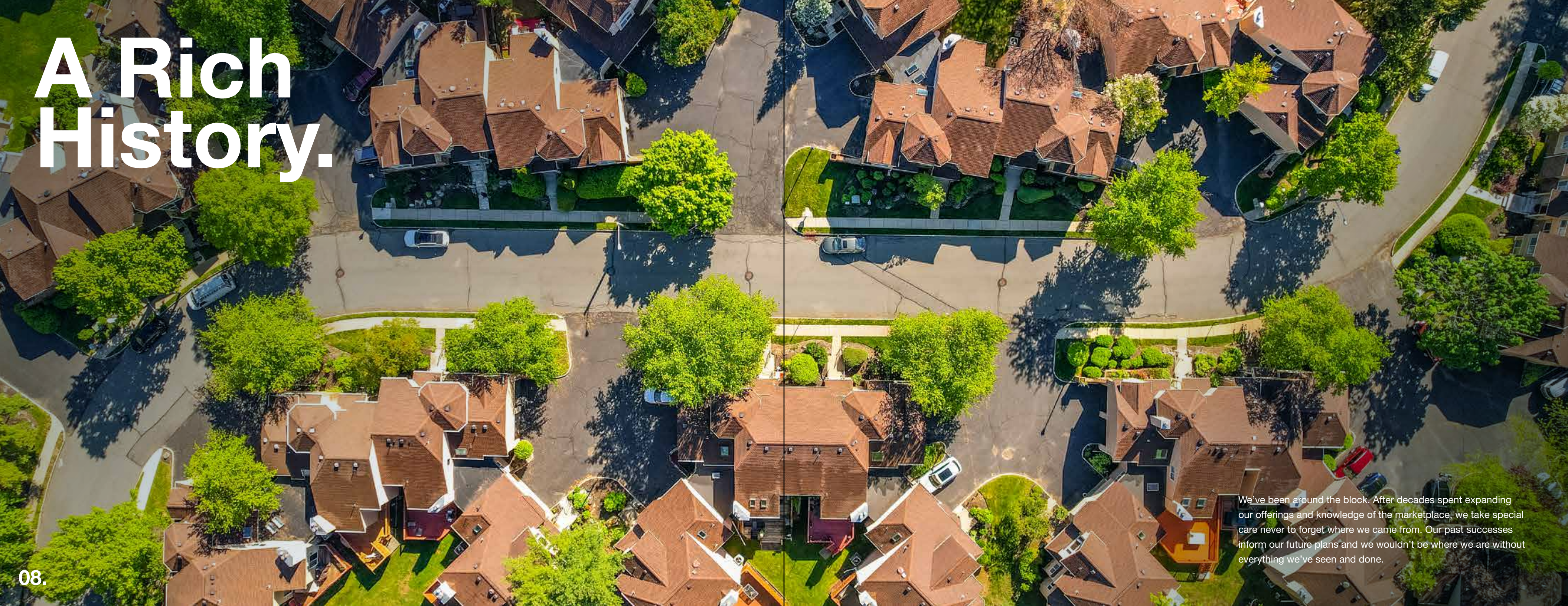
Lending

AST Financial, the real estate debt platform of AST, offers sponsors with flexible, creative, and immediate financing solutions. AST Financial originates senior loans and preferred equity investments for primarily residential and mixed-use construction projects.

Drawing on over 35 years of investment experience and over \$500 million worth of transaction activity, our direct lending platform allows us to address financing needs that may not align with traditional or larger institutional lenders.

Realty

AST Realty is a unique residential brokerage model that offers the homebuilder community comprehensive services designed to add value at every stage of the process. Leveraging AST's nearly four decades of development and financing experience, agents are trained to identify and evaluate opportunities for their builder clients. This concierge-style model provides homebuilders with an unmatched end-to-end realty experience powered by an on-the-ground presence in its target markets, access to creative financing solutions through AST Financial, value engineering services and tailored marketing campaigns.



A Rich History.

We've been around the block. After decades spent expanding our offerings and knowledge of the marketplace, we take special care never to forget where we came from. Our past successes inform our future plans and we wouldn't be where we are without everything we've seen and done.

How It Started

Founded in 1985, we made our beginning building and developing projects that quickly grew in scope and scale. Nearly 40 years later we are still at it with no signs of slowing down.

1985

Incorporated on May 10, 1985, A.S.T. Development Corp. secured its first project as a general contractor—a 60,000 sq. ft. expansion and renovation in Springfield, NJ, for Data Systems, Inc. This pivotal project coincided with the completion of our first single family home, one of 700 homes constructed by the company.

1987

Spanning nearly two decades, our partnership with the renowned investment banking firm Bear Stearns & Co. began in 1987 with the addition and renovation of a 90,000 sq. ft. facility. The successful completion of this project marked a pivotal turning point for AST, transforming us from a general contractor into a developer and design-builder. This collaboration ultimately culminated in the development of a 600,000 sq. ft. campus, primarily dedicated to data center space, which was completed in 2002.

1999

We successfully transitioned from being third-party contractors and homebuilders to becoming active commercial real estate developers and investors, with a portfolio of significant projects in Whippany, Plainfield, New Brunswick, and Toms River, New Jersey.

2010

The closing of AST’s first out-of-state investment with the acquisition of a 1MM sq. ft. industrial park in Wilmington, OH. This started a nearly decade long run of out-of-state investment with a focus on multifamily and student housing throughout the southeast United States.

2012

AST Financial was founded in the aftermath of the Great Financial Crisis to meet the unique needs of the homebuilding community in the NJ/NY metro market. Recognizing the gap left by traditional lenders, AST Financial stepped in with dedicated, discretionary capital to provide flexible and timely financing solutions. By offering tailored funding where conventional banks hesitated, AST Financial became a trusted partner to homebuilders, enabling them to navigate complex projects and capitalize on opportunities in a recovering market.

2025

In 2025, A.S.T. Development Corp. celebrates its 40th anniversary, marking four decades of success and evolution in the real estate industry. Over the years, we have grown and diversified across all lines of business, from residential and commercial development to real estate investment and property management. Our portfolio continues to expand, driven by strategic acquisitions, innovative projects, and long-term partnerships. Looking ahead, we are well-positioned for continued growth, and our 40th anniversary serves as a testament to the enduring strength of our company and our ability to adapt and thrive in a dynamic market.



Engineered For Value.

We approach every project—big or small—with a commitment to delivering the highest quality results on time and within budget. What sets us apart is our ability to provide customized solutions tailored to the unique needs of each site, ensuring that every detail aligns with our clients' original vision. Our team of dedicated development professionals works closely with a network of trusted partners, coordinating seamlessly to bring each project to life. Driven by determination and a relentless pursuit of excellence, we are equipped to overcome any challenge and push the boundaries of what's possible.

Verdana Howell



Net Lease Property



Featured Projects

A selection of our greatest achievements provides proof that AST's vision is matched only by our output.

Dover Chase



Bear Stearns Corporate Park



Sterling Parc



Wilmington Commerce Park



We have seen and worked with it all, from corporate and medical offices to mission-critical technology facilities, parking structures, retail, governmental, industrial, and institutional projects, as well as single and multi-

family residential developments. This scope of work allows us to combine an umbrella of development and investment experience under one roof.

RWJUH Ambulatory Medical Pavilion

210 Somerset Street, New Brunswick, New Jersey
Medical Office | 228,000 sq. ft. | 2025 Completion

Located in the heart of New Brunswick's medical district, this 15-story medical office building is built-to-suit and master leased to Robert Wood Johnson University Hospital. The 228,000 sq. ft. facility will support existing hospital operations, as well as new hospital functions, expand and modernize exam rooms and provide

additional offices for existing and new physicians. The building has a fourth-floor vestibule and bridge connection to the inside of the Children's Specialized Hospital, as well as a future connection to the adjacent public parking garage.



REVA Rahway

1245 Main Street, Rahway, New Jersey
Residential | 219 Units | 2020 Completion

This luxury collection of residences is changing the face of Rahway bringing spacious living, unparalleled amenities and a level of convenience and accessibility you have to experience to believe. With a selection of studio to two-bedroom homes only minutes from the train station, REVA Rahway delivers something

to everyone. This residential exclusive is steeped in contemporary design, state-of-the-art appointments, a wealth of resident amenities, expansive outdoor courtyard space, covered and secure parking, and gorgeous views of the Rahway River.



Tiger Towne Farmhouse

113 Robinson Street, Clemson, South Carolina
Student Housing | 231 Beds | 2018 Completion | 2020 Disposition

Located just one mile from the University of Clemson, these charming cottages feature two bedrooms, two bathrooms, and an open floor plan with rustic farmhouse finishes. Students enjoy

countless indoor and outdoor amenities including clubhouse with study lounge, coffee bar and fitness center, pool, sand volleyball court, hammock garden, putting green and walking trail.



Metro Rahway

1420 Campbell Street, Rahway, New Jersey
Residential | 116 Units | 2015 Completion

Metro Rahway sets a new standard for rental residences in New Jersey. Located across from the Rahway train station, the community of 116 luxury apartments brings the world to residents' doorsteps. Metro Rahway's proximity to the train station, which

serves NJ Transit's North Jersey Coast and Northeast Corridor lines, provides residents with an effortless, single seat, 40-minute commute to New York City.

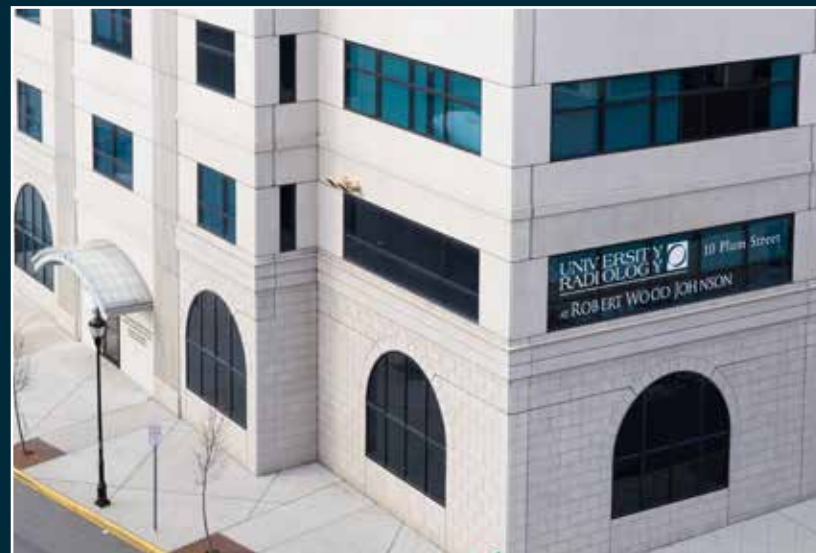


10 Plum Medical Office Building

10 Plum Street, New Brunswick, New Jersey
Medical Office | 125,000 sq. ft. | 2008 Completion

10 Plum is a nine-story, 125,000 square foot medical office building built-to-suit and master leased to Robert Wood Johnson University Hospital (RWJUH). Nominated by New Brunswick Mayor James M. Cahill, 10 Plum received a Good Neighbor Award by New Jersey Business and Industry. The building is home to a nationally recognized Ambulatory Surgical Pavilion — a state-of-the-art,

13,000-square-foot same-day surgery center. It features four operating rooms, one procedure room, a 10-bed post-anesthesia care unit as well as a 13-bed pre- and post-operative area. The multi-specialty center offers general, gynecological, vascular, plastic, podiatric, and retina-vitreous surgery, as well as pain management, and endoscopy procedures.



Park Madison

200 W Front Street, Plainfield, New Jersey
Mixed-Use | 125,000 sq. ft. + 360-space garage | 2006 Completion | 2021 Disposition

Park Madison is a transformative public-private redevelopment project situated in the Transit Village District of Plainfield, NJ. Spanning a city block, the development features a 100,000-square-foot county administration building, a 360-space parking garage, a

vibrant public plaza, and two freestanding retail buildings totaling 26,000 square feet. As a catalyst for economic growth, Park Madison has become a key anchor for revitalization in the city, fostering new opportunities for businesses and residents alike.



Lending

Beyond its primary business of real estate development and investment, AST operates affiliate companies in the lending industry. AST Financial, the real estate debt platform of AST, offers sponsors creative financing solutions. AST Financial and its affiliate lending company, SummitCapital Partners, LP, originate senior loans and preferred equity investments for primarily residential and mixed-use construction projects.

AST specializes in short-term, secured lending for small and medium-sized real estate

operators—businesses that are often overlooked by traditional commercial banks. Our clients typically fall into two categories: experienced developers and homebuilders seeking financing for acquisitions, remediation, site improvements, or construction; and qualified owner/operators in need of bridge financing. A key point of pride for AST is that a large portion of our loan portfolio consists of repeat borrowers, a testament to the trust and lasting relationships we've built.



Realty

A tailored approach that combines deal sourcing and brokerage services, with the option for financing, into one comprehensive system that has proven to work. Our direct transactional experience in new construction, deal sourcing, and resale representation uniquely positions us to help you navigate every aspect of an evolving market.





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