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**ROSEWOOD PROPERTY COMPANY AND BARINGS BREAK GROUND ON 370-
APARTMENT HOME LAS COLINAS MULTIFAMILY COMMUNITY**

The developer begins construction on The Gilman in the Las Colinas neighborhood



Rendering of The Gilman in Las Colinas; Credit: Hensley Lamkin Rachel

IRVING, Texas— (Feb. 11, 2025)—[Rosewood Property Company](https://www.rosewoodproperty.com) and equity partner Barings, one of the world’s largest diversified real estate investment managers, have broken ground on The Gilman, a Class A multifamily community in the Las Colinas neighborhood of Irving, Texas.

Set on 6.86 acres in the heart of Las Colinas off Highway 114, The Gilman will feature 370 apartment homes with a modern, transitional architectural design with sweeping views of The Nelson Golf & Sports Club. Residences offered will be a mix of studios, one bedroom, two bedrooms and three bedrooms. Apartment homes will range from 615 square feet studios to 1,460 square feet in the three-bedroom apartments. The multifamily community is expected to be completed by early 2027.

“We are ecstatic to introduce The Gilman, a sophisticated new community that redefines luxury living in Las Colinas,” said Tim Harris, Senior Vice President of Rosewood Property Company. “From unparalleled golf course views to curated amenities and timeless design, The Gilman will offer residents an elevated lifestyle not currently available in the area.”

“We are excited to partner with Rosewood on this best-in-class multifamily community situated in an amenity rich location with high barriers to entry, limiting future supply,” said Chris Black, Managing Director and Head of Acquisitions - Western U.S. at Barings. “The Dallas Fort Worth market and specifically Las Colinas is expanding as a large employment center with numerous companies relocating to the area and steady population growth, which we believe newly built assets like The Gilman will be able to take advantage of going forward.”

The Gilman will feature top of market amenities for the residents such as: a clubroom, formal living rooms, co-working offices, a TrackMan golf simulator, a top-level sky lounge overlooking the golf course, three outdoor courtyards, a resort pool, dog park and dog spa and an expansive two-story fitness center.

The Gilman is part of an 18-acre master-planned development by Rosewood, which includes townhomes being built by David Weekley and boutique office spaces by Savannah Developers. The site holds historical significance as the location of Las Colinas’ first office building and is being reimaged as a vibrant, mixed-use community.

“The property is uniquely positioned to offer breathtaking views of Las Colinas, from the award-winning Nelson Golf Club to the dynamic Toyota Music Factory and distant views into downtown Dallas. This site carries a rich history as the location of the first office building in Las Colinas, and we are proud to reimagine it into a community that reflects both the legacy and the future of this vibrant area,” said Harris.

Rosewood Property Company is using the same trusted development team that delivered The Ludlow and The Buckley at Plano’s Heritage Creekside. The Gilman team includes Hensley, Lamkin, Rachel Inc. as the Architect, LandDesign (landscape design), B2 Architecture + Design



(interior designer), Glenn Engineering (civil engineer) and Blackland Partners (general contractor). Prosperity Bank is serving as the lender.

Rosewood Property Company has a long history of multifamily ownership and development in the DFW area, including the multiple phases at Plano's Heritage Creekside (The Ludlow and The Buckley), the Creekside Townhomes in Richardson and Reflection at Montgomery Ridge in Allen. Additionally, Rosewood has multifamily experience in other areas of Texas, including The Tobin Estates, a three-phase development in San Antonio near Alamo Heights.

About Rosewood Property Company

Rosewood Property Company, based in Dallas, is a wholly owned subsidiary of The Rosewood Corporation. Rosewood Property Company and its affiliates have an extensive portfolio, including office, multifamily, industrial, self-storage and land assets. For more information, please visit www.rosewoodproperty.com.

About Barings

Barings is a \$421+ billion* global asset management firm that partners with institutional, insurance, and intermediary clients, and supports leading businesses with flexible financing solutions. The firm, a subsidiary of MassMutual, seeks to deliver excess returns by leveraging its global scale and capabilities across public and private markets in fixed income, real assets and capital solutions.

*Assets under management as of December 31, 2024