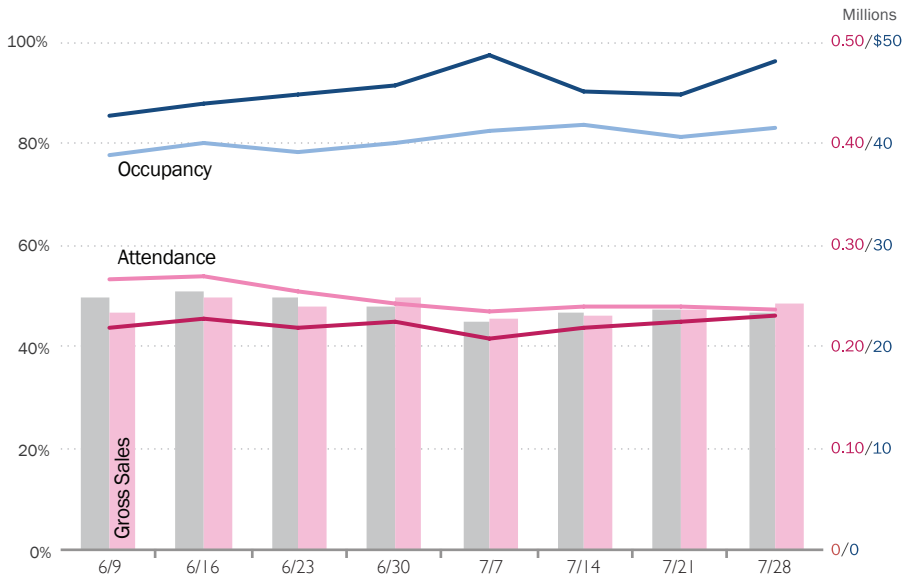


TIMES SQUARE - July 2013 Key Indicators

BROADWAY - Last 8 Weeks

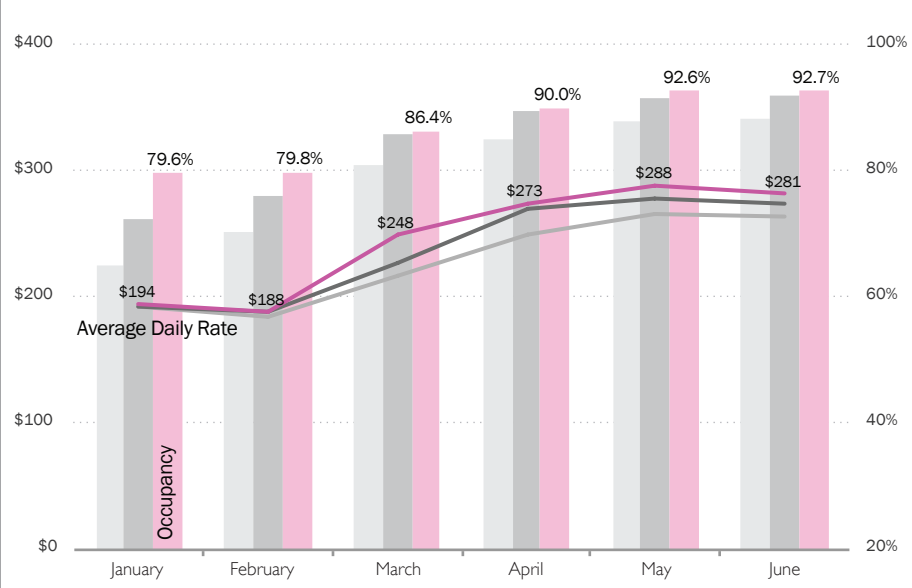


Broadway recovered from a weaker May and June as July sales slightly exceeded 2012, the gap in attendance closed to zero by the end of the month, and occupancy remained high at an outstanding 93.5%.

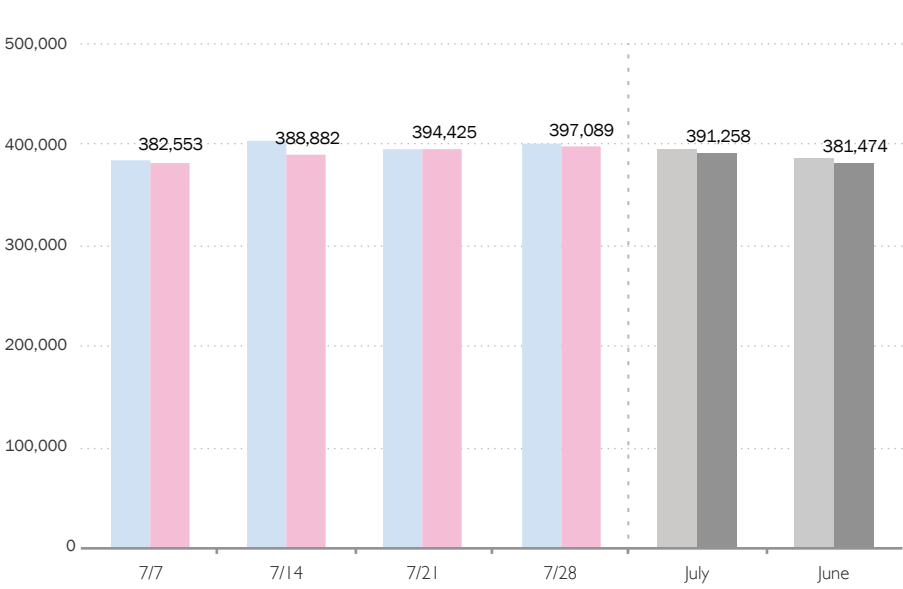


Hotel occupancy remained steady from May, setting a new June record. Rates dropped in-line with seasonal trends.

HOTELS - Last 6 Months



PED COUNTS - Last 4 Weeks

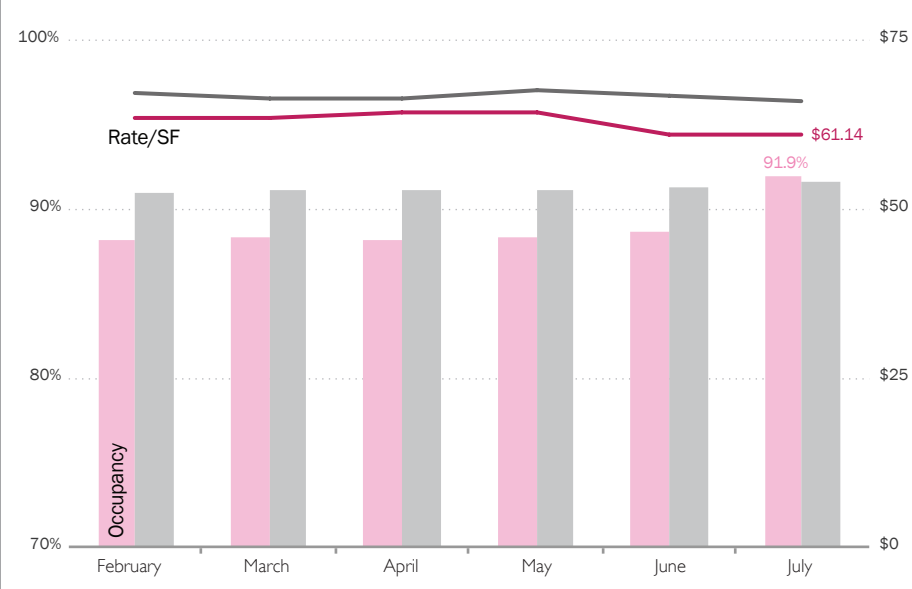


Pedestrian counts rose 2.6% from June to July, as summer growth began to level off. Year-to-year counts were down just 1.1%, the smallest monthly drop since construction began in March 2013. To compare, April 2013 was down 5.5% from April 2012.

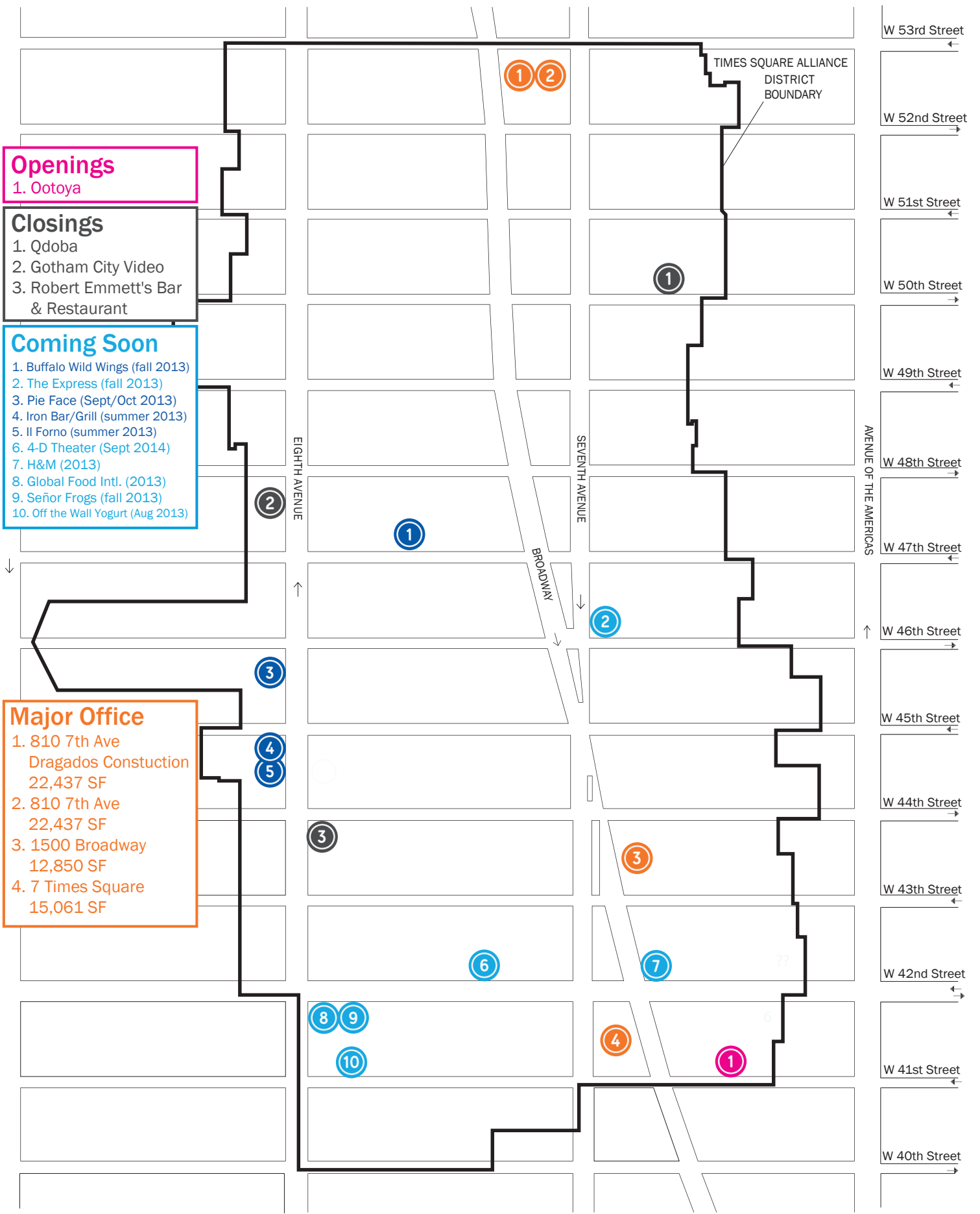


Real Estate occupancy jumps to 91.9%, surpassing the greater Midtown market, while rates stay flat. 11 Times Square and 229 W 43rd Street are now 69% and 70% occupied, respectively.

CLASS A - Last 6 Months



RETAIL/OFFICE MAP - July 2013



Openings
1. Ootoya

Closings
1. Qdoba
2. Gotham City Video
3. Robert Emmett's Bar & Restaurant

Coming Soon
1. Buffalo Wild Wings (fall 2013)
2. The Express (fall 2013)
3. Pie Face (Sept/Oct 2013)
4. Iron Bar/Grill (summer 2013)
5. Il Forno (summer 2013)
6. 4-D Theater (Sept 2014)
7. H&M (2013)
8. Global Food Intl. (2013)
9. Señor Frogs (fall 2013)
10. Off the Wall Yogurt (Aug 2013)

Major Office
1. 810 7th Ave
Dragados Constuction
22,437 SF
2. 810 7th Ave
22,437 SF
3. 1500 Broadway
12,850 SF
4. 7 Times Square
15,061 SF

Recent additions to "Coming Soon" in darker blue