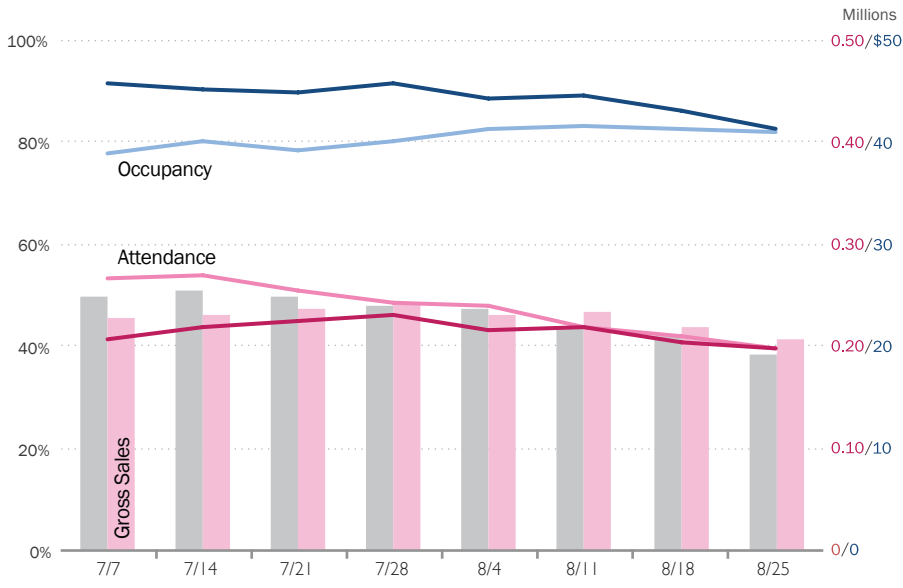


TIMES SQUARE - August 2013 Key Indicators

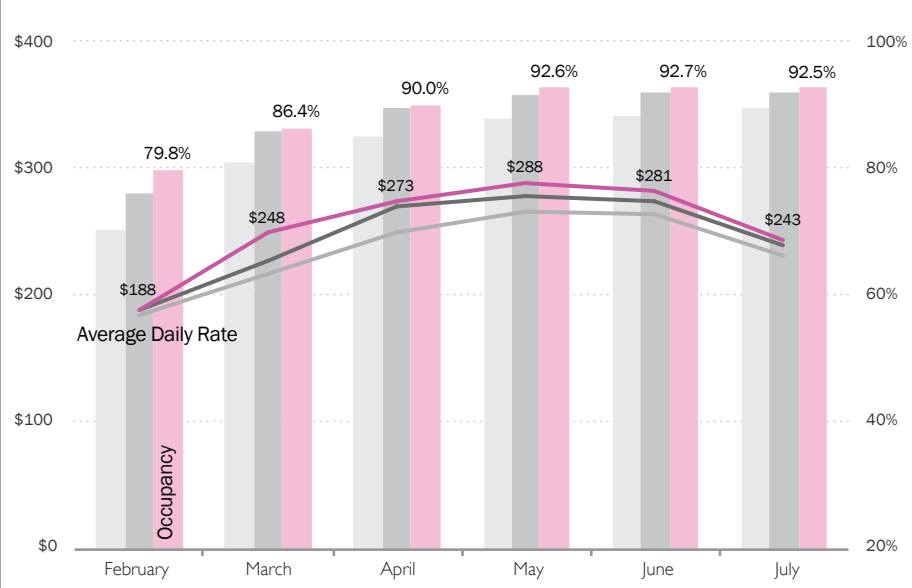
BROADWAY - Last 8 Weeks



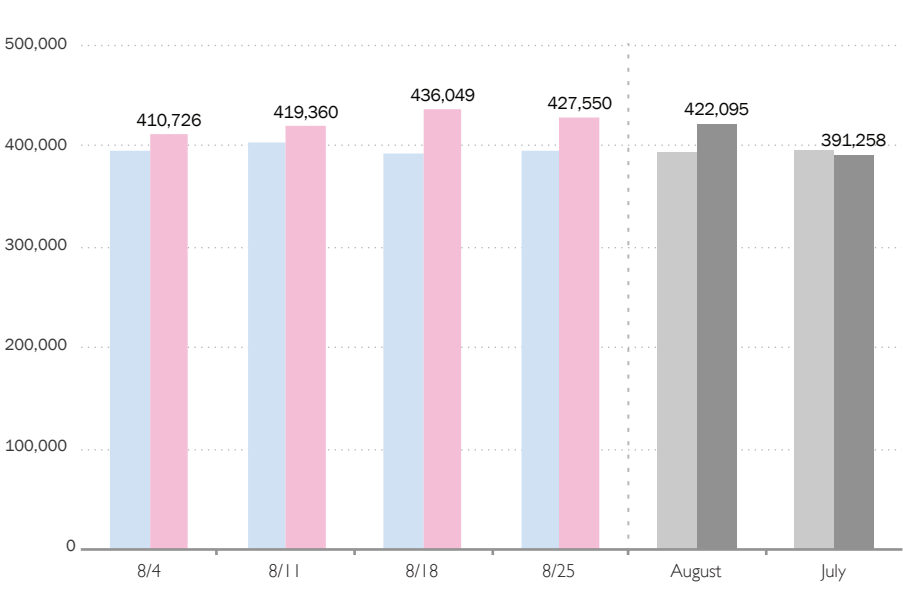
Broadway attendance, occupancy, and sales was generally flat throughout August. August-to-August 2013 still lagged 2012 in attendance by 25,000, but led in gross sales by \$3.2 million.

Hotel occupancy remained high but rates saw a significant drop, in line with seasonal trends for the market.

HOTELS - Last 6 Months



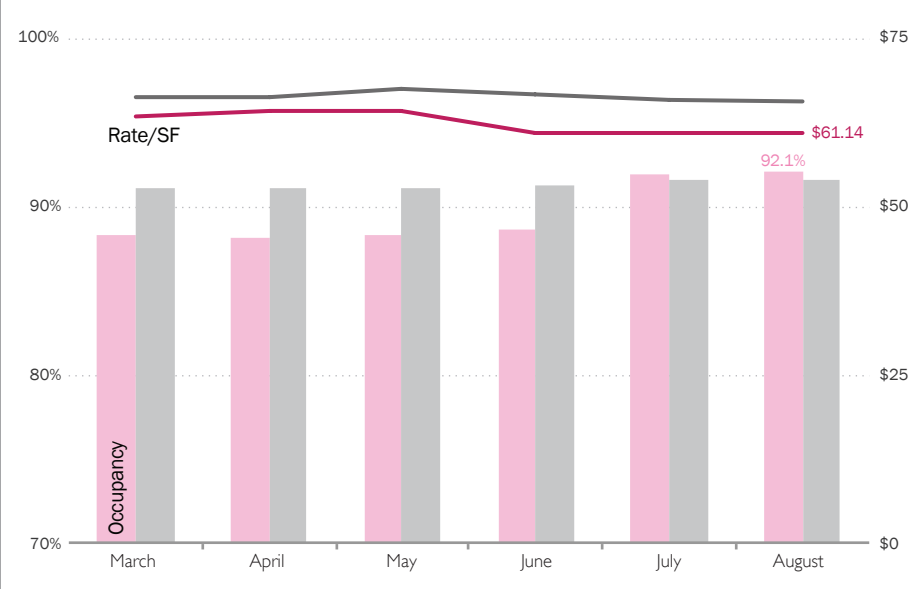
PED COUNTS - Last 4 Weeks



Pedestrian counts rose 6.9% from July to August as Times Square hit peak summer season. Year-to-year counts were up 7.1%, largely driven by an enormous 20% pedestrian bump in the 46-47 Plaza/Duffy Square.

Real Estate showed little change in August, which is generally a quiet leasing month in New York.

CLASS A - Last 6 Months



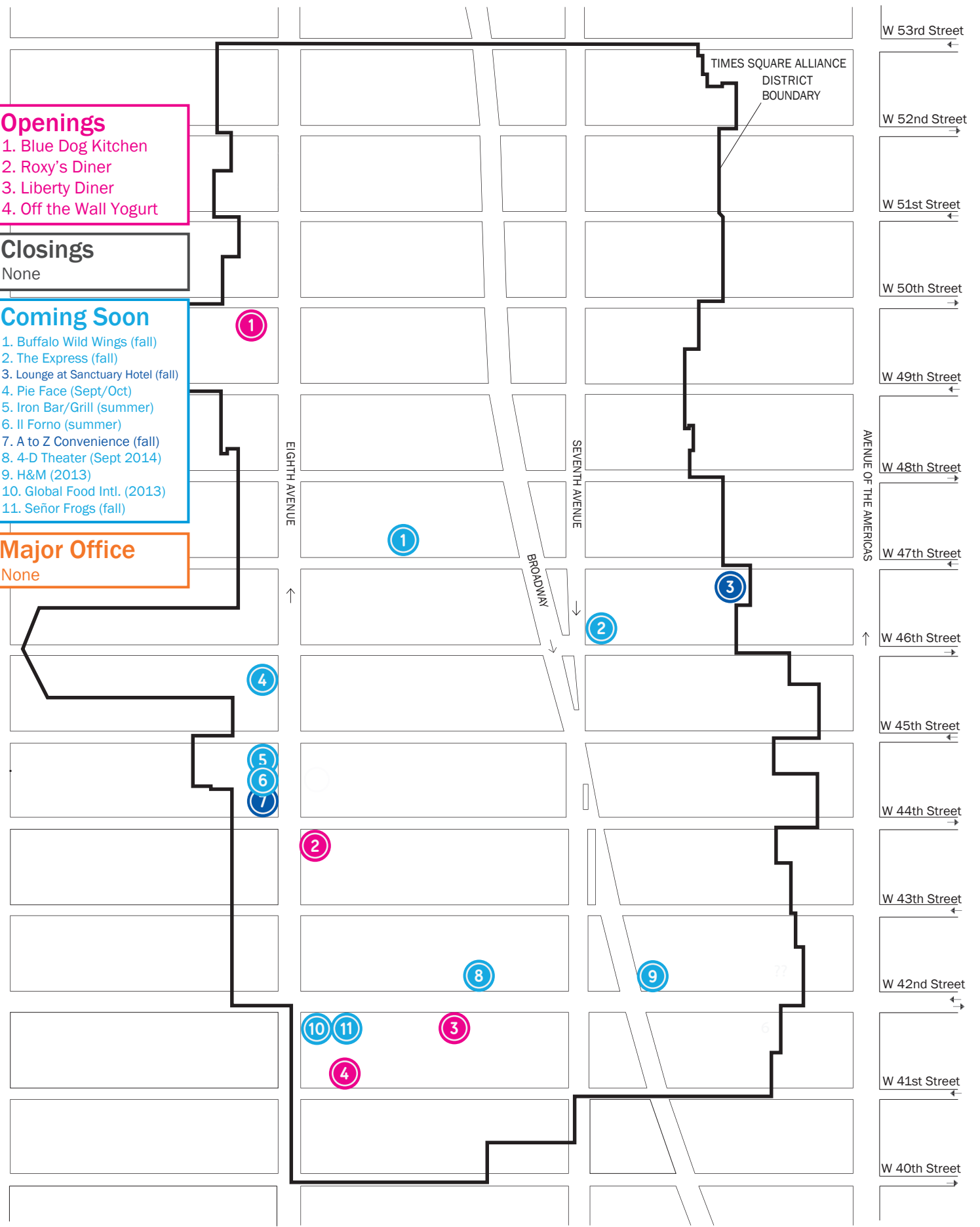
RETAIL/OFFICE MAP - August 2013

- Openings**
1. Blue Dog Kitchen
 2. Roxy's Diner
 3. Liberty Diner
 4. Off the Wall Yogurt

Closings
None

- Coming Soon**
1. Buffalo Wild Wings (fall)
 2. The Express (fall)
 3. Lounge at Sanctuary Hotel (fall)
 4. Pie Face (Sept/Oct)
 5. Iron Bar/Grill (summer)
 6. Il Forno (summer)
 7. A to Z Convenience (fall)
 8. 4-D Theater (Sept 2014)
 9. H&M (2013)
 10. Global Food Intl. (2013)
 11. Señor Frogs (fall)

Major Office
None



Recent additions to "Coming Soon" in darker blue