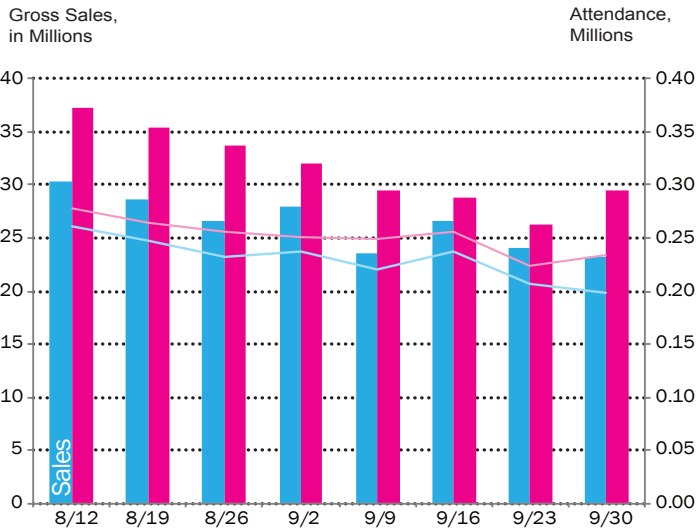


Times Square September 2018 Key Indicators

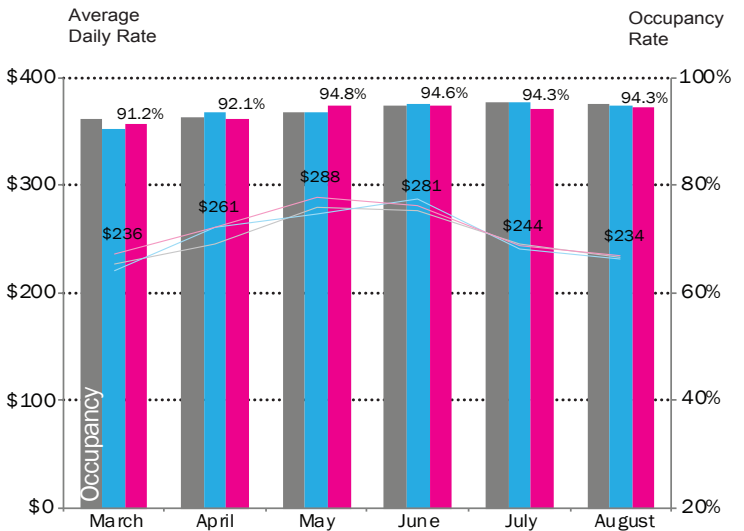
BROADWAY Last 8 Weeks



Broadway sales remained strong in September, exceeding 2017 levels by more than 17%. Attendance is up on average nearly 12% this month compared to September 2017.

Source: The Broadway League

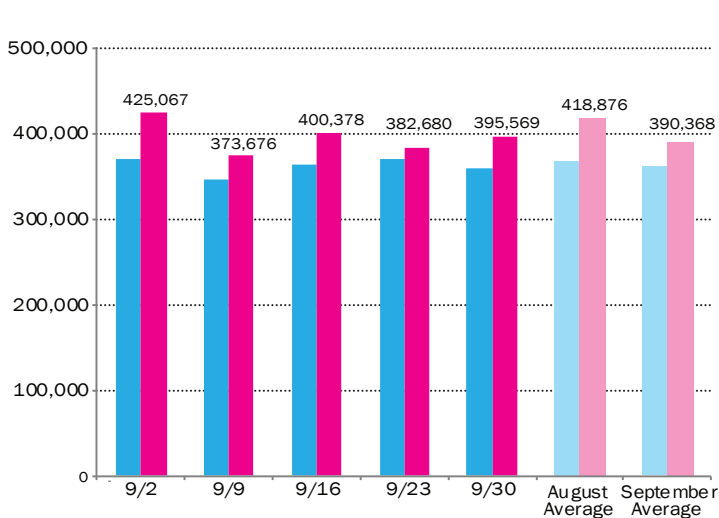
HOTELS Last 6 Months



Average daily room rates dipped in August, while occupancy remained the same. These trends are consistent with room rates and occupancy in August 2017 and 2016.

Source: STR

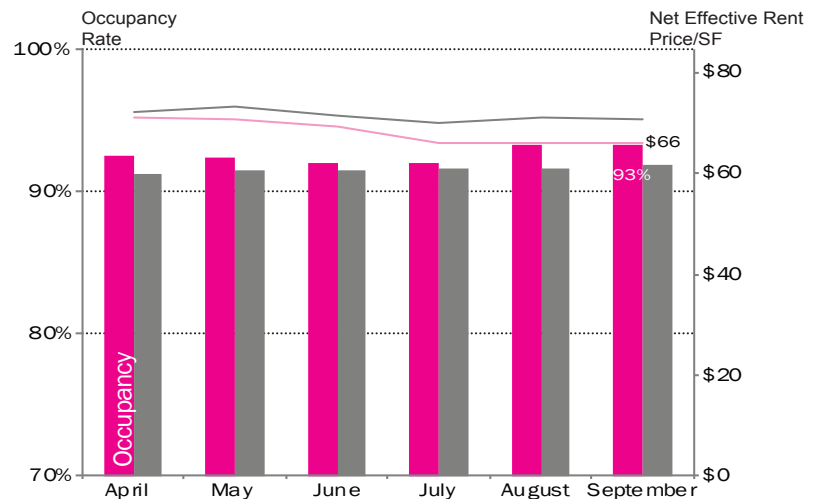
PED COUNTS Last 5 Weeks



In September, the average daily pedestrian count was 390,368, exceeding that of September last year by 8.3%. This month, Times Square reached a peak daily count of 437,480 people on Saturday, September 15.

Source: Springboard

CLASS A Last 6 Months



In September, Times Square Class A occupancy rates remained at 93%. The average price per square foot was consistent at \$66.

Source: CoStar, Compstak

*Beginning in December 2016, the Alliance changed their methodology calculating Class A commercial rents. The reported number is now a six-month moving average of net effective rents.

MAJOR OFFICE

- 1501 Broadway**
Acuris
51,486 SF
Hardesty & Hanover
17,656 SF
- 9 Times Square**
American Realty Capital
New York City REIT, Inc.
33,427 SF

OPENINGS

- OMG - The Jeans Store
- Vanguard Wine Bar
- Perfect Brows NYC
- Poke Bowl
- Platinum Dolls
- Patrizia Luca Milano Pop-up
- Spirit Halloween Pop-up
- Simply Dresses Pop-up

COMING SOON

- Red Poke
- Princi Bakery
- Taco Bell Cantina
- Pastrami Queen
- CVS
- Ichiran
- First & Last
- CoverGirl
- E.A.K. Ramen
- Levi's
- Sephora
- Merrion Row Hotel
- McDonald's
- The Ribbon
- American Market by Todd English
- Lionsgate Entertainment City
- Dunkin'

CLOSINGS

- Opry City Stage

IN DEVELOPMENT

- (A new building under construction)
- ARO Residential Tower (2018)
 - Hotel Development (TBD)
 - Hard Rock Hotel (2019)
 - Marriott Edition (2018)
 - Riu Hotel (2020)
 - TSX Broadway (2021)

