

MASTERPLAN

Mixed-use

HUDSON YARDS™

NEW YORK

Hudson Yards is the largest private real estate development in the history of the United States and the largest development in New York City since Rockefeller Center. The site will include more than 18 million square feet of commercial and residential space, more than 100 shops, a collection of restaurants, approximately 4,000 residences, The Shed, New York's first arts center to commission new work across the performing arts, visual arts, and popular culture, 14 acres of public open space, a 750-seat public school and an Equinox Hotel® with more than 200 rooms—all offering unparalleled amenities for residents, employees and guests. The development of Hudson Yards will create more than 23,000 construction jobs. Hudson Yards will also have a substantial economic impact on the New York City economy. Once fully operational, the development will contribute nearly \$19 billion annually to New York City's Gross Domestic Product (GDP), accounting for 2.5 percent of the citywide GDP. It will also contribute nearly \$500 million annually in City taxes. Companies and buildings at Hudson Yards will bring 55,752 direct jobs to the new West Side neighborhood.



WESTERN YARD

Office	2,000,000
Residential	4,000,000
Retail	100,000
School	120,000

6,220,000 GSF

■ OFFICE
 ■ RETAIL
 ■ RESIDENTIAL
 ■ HOTEL

EASTERN YARD

10 Hudson Yards	1,800,000
30 Hudson Yards	2,600,000
50 Hudson Yards	2,900,000
55 Hudson Yards	1,300,000
The Shops & Restaurants	1,000,000*
Retail Pavilion	50,000
Hotel	220,000
Residential	1,870,000
The Shed	200,000

11,940,000 GSF

OPEN SPACE: 14 ACRES

TOTAL: 18,160,000 GSF; 28 ACRES

*720,000 Leasable SF

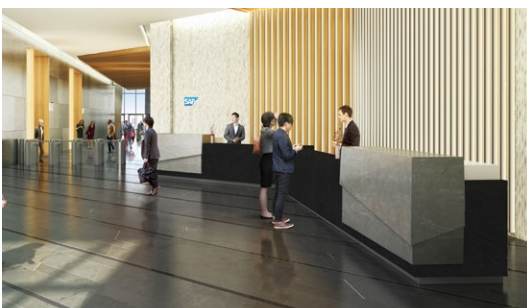


10 Hudson Yards is located at the northwest corner of 30th Street and 10th Avenue. The 1.8-million-square-foot LEED Platinum designated tower was designed by acclaimed global architects Kohn Pedersen Fox Associates (KPF) and stands 895 feet tall. It features panoramic views of the city and the Hudson River and offers floor-to-ceiling windows surrounding column-free interiors, designed to accommodate the modern high-density office environment.

The building opened in May 2016. The tower has succeeded in attracting world-class fashion, technology, consulting and beauty brands, and is home to Tapestry (Coach, Kate Spade and Stuart Weitzman), L'Oréal USA, SAP, The Boston Consulting Group, Intercept Pharmaceuticals, Inc., Guardian, VaynerMedia, Intersection and Sidewalk Labs.

Unique among Class A New York City office buildings, 10 Hudson Yards has a direct connection to the celebrated High Line. The tower bridges over the elevated park to create a dramatic 60-foot public passageway that extends through the building. It will also offer a direct connection to the Public Square and Gardens.

KOHN PEDERSEN FOX ASSOCIATES (KPF) is one of the world's pre-eminent architecture firms, providing architecture, interior, programming and master-planning services for clients in the public and private sectors. Operating as one firm with six global offices, KPF is led by 23 Principals and 19 Directors. Its 600+ staff members come from 43 different countries, speak more than 30 languages and include more than 80 LEED-accredited professionals. KPF's diverse portfolio includes more than 70 designs that are certified or pursuing green-building certification, and is comprised of corporate, hospitality, residential, academic, civic, transportation and mixed-use projects located in more than 35 countries.



10 HUDSON YARDS

SIZE: 1.8M GSF • 895 FT. TALL

USE: COMMERCIAL OFFICE, RETAIL

CONSTRUCTION: 2012 - 2016

TENANTS:

tapestry

L'ORÉAL

GUARDIAN

COACH | kate spade | STUART WEITZMAN

SAP

Intercept

BCG BOSTON CONSULTING GROUP

BCC Digital Ventures

VAYNERMEDIA

Intersection

SIDE WALK LABS

15 HUDSON YARDS

Diller Scofidio + Renfro and Rockwell Group

HUDSON YARDS™

NEW YORK



Located at the northeast corner of 30th Street and 11th Avenue, 15 Hudson Yards will be the first residential building to open at Hudson Yards. The 960,000-square-foot LEED Gold-designed building, opening in 2018, is adjacent to the High Line and The Shed, New York's first arts center to commission new work across the performing arts, visual arts, and popular culture. Designed by Diller Scofidio + Renfro and Rockwell Group, 15 Hudson Yards will stand more than 900 feet tall and offer 391 for-sale and rental residences.

15 Hudson Yards will offer 285 one- to four-bedroom for-sale homes. The building's unique location will provide residents with one of a kind views overlooking the Hudson River, the city skyline, and above the highly-anticipated new Public Square and Gardens at Hudson Yards, which will feature a landmark centerpiece by Thomas Heatherwick.

Each residence is equipped with state-of-the-art conveniences that enhance residents' quality of life, from ducted fresh air with four points of filtration per apartment to Lutron home automation to a grey water recycling system that uses storm water runoff to support cooling and irrigation. Residents will also have access to a number of in-building-only amenities, including a fitness center, 24/7 concierge-attended lobby, on-site parking garage along with valet, and pet-friendly services.

DILLER SCOFIDIO + RENFRO is an international design firm that works at the intersection of architecture, the visual arts, and the performing arts. Founded in 1981, the New York City-based practice established its identity through independent, theoretical, and self-generated projects before reaching international prominence with two important planning initiatives in New York: the transformation of the High Line, a one-and-a-half mile stretch of obsolete industrial infrastructure into a linear park and the redesign of the Lincoln Center for the Performing Arts campus. The partners were named among Time Magazine's 100 Most Influential People in the World. Both Wall Street Journal Magazine and Fast Company have also distinguished DS+R as a leading innovative design practice in the profession.

Founded by David Rockwell, FAIA, **ROCKWELL GROUP** is an interdisciplinary architecture and design firm that emphasizes innovation and thought leadership in every project. The firm uses theater, technology, and finely-wrought craft to create extraordinary experiences and built environments across the globe. Projects include the TED Theater (Vancouver); NeueHouse (New York, Los Angeles, London); the New York EDITION hotel; Nobu restaurants and hotels worldwide; Imagination Playground (Manhattan and Brooklyn); and set designs for more than 20 Broadway productions. Honors include a Tony Award and Drama Desk Award for Best Scenic Design for *She Loves Me*, the AIANY President's Award, Cooper-Hewitt National Design Award, Presidential Design Award, Fast Company's World's Top 10 Most Innovative Companies, and the Interior Design Hall of Fame.

15 HUDSON YARDS

SIZE: 960,000 GSF • 910 FT. TALL

USE: RESIDENTIAL

CONSTRUCTION: 2014 - 2018

30 HUDSON YARDS

Kohn Pedersen Fox Associates

HUDSON YARDS™

NEW YORK



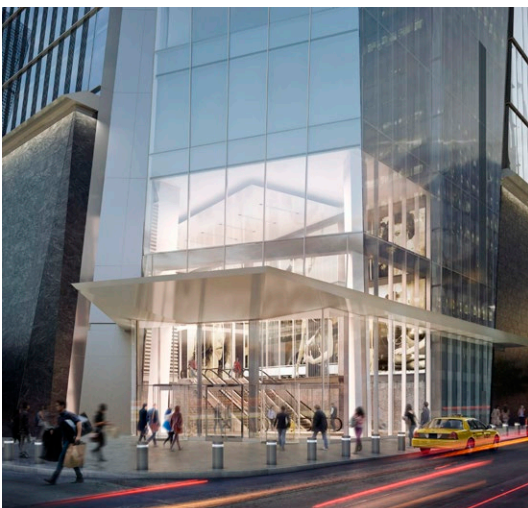
30 Hudson Yards is located at the southwest corner of 33rd Street and 10th Avenue and will be completed in 2019. The 2.6-million-square-foot tower designed by Bill Pedersen of Kohn Pedersen Fox Associates (KPF) will be the second-tallest office building in New York, taller than the Empire State Building and home to the highest outdoor observation deck in the city. The LEED Gold-designed building will stand 1,296 feet tall and feature river-to-river panoramic views, outdoor terraces, a dramatic triple-height lobby, direct access to premier restaurants and retailers and an underground connection to the No. 7 Subway station.

WarnerMedia, a global leader in media and entertainment with businesses in television networks, film and TV entertainment and publishing, has already acquired approximately 1.5 million square feet of office space at 30 Hudson Yards and plans to move approximately 5,000 employees from its corporate operations as well as its HBO, CNN, Turner Broadcasting and Warner Bros. entities—consolidating the divisions under one roof for the first time.

KKR, a renowned global investment firm that manages investments across multiple asset classes, has acquired approximately 343,000 square feet, the top ten office floors, at 30 Hudson Yards while Wells Fargo Securities, one of the world's largest financial services firms, has acquired over 500,000 square feet in the building. Both firms are relocating their corporate offices to the flagship office tower. DNB, Norway's largest financial institution, is also moving its North American headquarters to 30 Hudson Yards and taking over 44,000 square feet of space.

Related Companies and Oxford Properties Group will also have office space at 30 Hudson Yards.

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30 HUDSON YARDS

SIZE: 2.6M GSF • 1296 FT. TALL

USE: COMMERCIAL OFFICE

CONSTRUCTION: 2014 - 2019

TENANTS: **WARNERMEDIA** **HBO** **CNN** 

Turner

**WELLS
FARGO**

KKR

DNB

RELATED

OXFORD

35 HUDSON YARDS

David M. Childs / Skidmore, Owings & Merrill

HUDSON YARDS™

NEW YORK



35 Hudson Yards is located at the southeast corner of 33rd Street and 11th Avenue. The 1.1-million-square-foot mixed-use tower, designed by David Childs and Skidmore Owings & Merrill, will feature approximately 143 exclusive for-sale residences, an Equinox Hotel® with more than 200 rooms, a world-class 60,000 square foot Equinox® fitness club and spa, first class office space and ground floor retail space. Standing 1,000 feet tall, 35 Hudson Yards will be the tallest residential building at Hudson Yards, offering never-before-seen views from Manhattan's West Side.

Residents living at 35 Hudson Yards will benefit from hotel-style amenities with superior services and on-site concierge staff. Residents will also be surrounded by parks with direct access to the High Line and Hudson Park & Boulevard; exciting shopping, dining, nightlife and cultural events in Hudson Yards; and the variety of entertainment options in the surrounding Chelsea and Midtown neighborhoods.

DAVID M. CHILDS – FAIA is the Chairman Emeritus of Skidmore, Owings & Merrill. He continues to serve as a consulting designer on selected projects in SOM's New York office. Mr. Childs is the designer of One World Trade Center (formerly named the Freedom Tower). He is also working on the new Moynihan Station. Mr. Childs has juried, often as Chairman, numerous local and national design awards; participated as a visiting critic or studio leader at leading professional schools of architecture; and been a lecturer or panelist at myriad conferences and symposia. His design work has been widely published locally, nationally and internationally.



35 HUDSON YARDS

SIZE: 1.1M GSF • 1000 FT. TALL

USE: HOTEL, RESIDENTIAL, RETAIL, OFFICE,
FITNESS CLUB & SPA

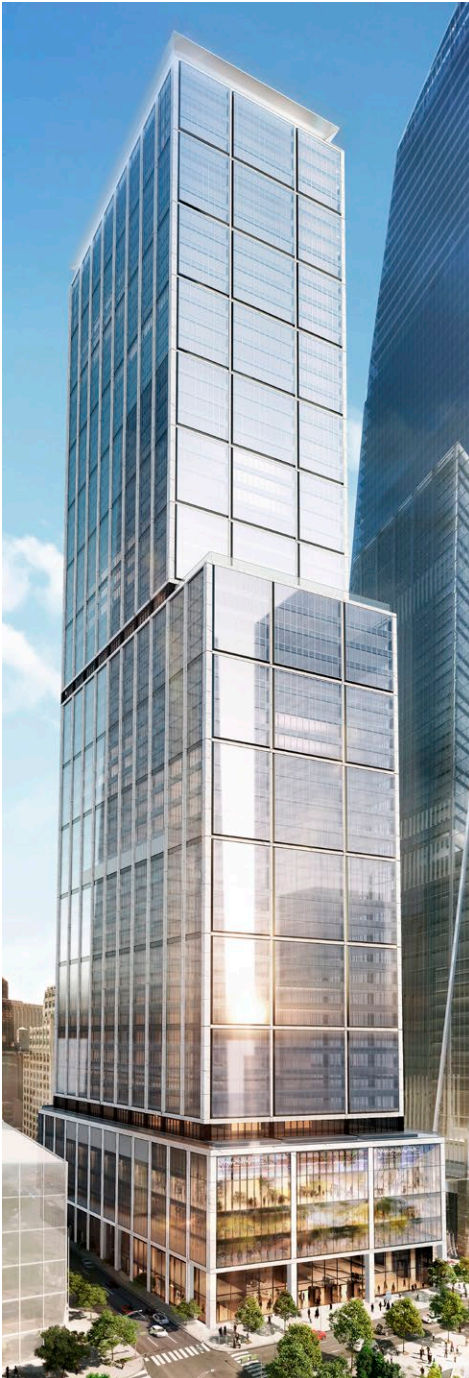
CONSTRUCTION: 2014 - 2019

50 HUDSON YARDS

Foster + Partners

HUDSON YARDS™

NEW YORK

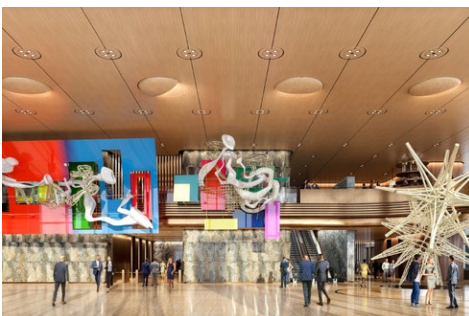


Located at the northwest corner of 33rd Street and 10th Avenue, and spanning an entire city block, 50 Hudson Yards will be New York City's fourth largest commercial office tower when completed in 2022. The tower will reset expectations for commercial tenants and set a new standard for the workplace of the future with a working environment flooded with natural light, multiple dedicated lobbies and large amenity-laden sky lobbies. Designed by Foster + Partners, the LEED Gold-designed, 2.9-million-gross-square-foot building will stand 985 feet tall, provide direct access to the No. 7 Subway station, and have entrances on Hudson Park & Boulevard and 10th Avenue, as well as both 33rd and 34th Streets.

The tower will offer large floorplates throughout, private sky lobbies, outdoor terraces, staggering views of the Hudson River and executive valet parking in a private porte-cochère. 50 Hudson Yards will be one of the few buildings on Manhattan's West Side with the ability to accommodate more than 500 people per floor. The white stone and glass-clad façade are designed to accentuate the verticality of the building, while the interior is designed to house large trading and amenity spaces.

The world's leading investment management firm, BlackRock, will locate its corporate headquarters at 50 Hudson Yards, occupying 850,000 square feet across 15 floors.

FOSTER + PARTNERS is a global studio for architecture, urbanism and design, rooted in sustainability, which was founded nearly fifty years ago in 1967 by Lord Foster. Since then, he and the team around him have established an international practice with a worldwide reputation for thoughtful and pioneering design, working as a single studio that is both ethnically and culturally diverse. The studio integrates the skills of architecture with engineering, both structural and environmental, urbanism, interior and industrial design, model and film making, aeronautics and many more—the collegiate working environment is similar to a compact university. These diverse skills make the team capable of tackling a wide range of projects, particularly those of considerable complexity and scale.



50 HUDSON YARDS

SIZE: 2.9M GSF • 985 FT. TALL

USE: COMMERCIAL OFFICE

CONSTRUCTION: 2017 - 2022

TENANTS: **BLACKROCK®**

55 HUDSON YARDS

A. Eugene Kohn / Kohn Pedersen Fox Associates

HUDSON YARDS™

NEW YORK

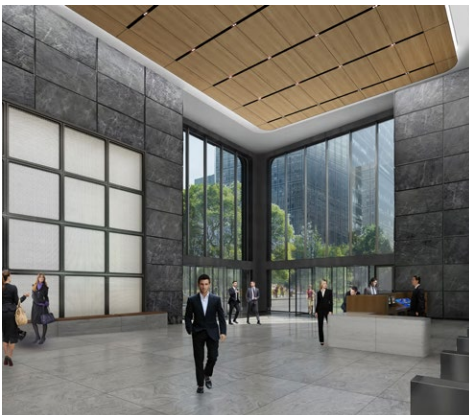


55 Hudson Yards, designed by A. Eugene Kohn and Kohn Pedersen Fox Associates, is a 1.3-million-square-foot office building located at the intersection of Hudson Yards, the High Line and Hudson Park & Boulevard. The LEED Gold-designed building will stand 780 feet tall with the entrance located just across from the No. 7 Subway station. The building is under construction and will be delivered to tenants in 2017 with move-in's in 2018.

55 Hudson Yards is the southwestern anchor of the new Hudson Park and is one of the only office buildings in the entire city to have a lobby that opens directly onto a park. The architects further enhanced the appeal of this great outdoor space by designing a dramatic outdoor terrace overlooking the park on the building's tenth floor. The building's design also provides future tenants the opportunity to carve private, double-height terraces into the tower in flexible locations.

The unique façade of 55 Hudson Yards is inspired by the revitalized High Line district, the manufactured cast iron façades of the Soho buildings and the best of early modernism. The matte metal and stepped articulation of the window frames present a strong and solid exterior appearance, which is modern but uniquely New York in character. While the building references the solid exterior of the city's classic cast iron buildings, it also shares their expansive floor to ceiling windows to maximize interior light.

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55 HUDSON YARDS

SIZE: 1.3M GSF • 780 FT. TALL

USE: COMMERCIAL OFFICE

CONSTRUCTION: 2015 - 2018

TENANTS:



SILVERLAKE

Milbank



THIRD POINT

STONEPEAK

Market Axess

Cognizant

Cooley

HealthCor

BSF
BOESCH SCHILLER FLEISHER

ENGINEERS GATE

NOKOTA
MANAGEMENT LP

THE SHOPS & RESTAURANTS AT HUDSON YARDS

Elkus Manfredi Architects

HUDSON YARDS™ NEW YORK

The Shops & Restaurants at Hudson Yards, situated between 10 and 30 Hudson Yards, will be one of New York City's premier locations for fashion and dining, setting a new benchmark for shopping in a dynamic, mixed-used setting.

The 720,000-leasable-square-foot retail center will present to visitors and residents a carefully curated collection of top brands through its 100-plus shops including New York City's first Neiman Marcus, two-story mini anchor presentations by Zara and H&M, and a multitude of diverse fashion brands including AG Jeans by Adriano Goldschmied, Aritzia, Athleta, Banana Republic, Coach, Stuart Weitzman and Tory Burch; a beauty collection comprising The Body Shop, Kiehl's, Jo Malone, MAC, Origins, and Sephora; and an extraordinary collection of global luxury watch brands, including Rolex, which will encompass a 6,000-square-foot Watches of Switzerland showroom. The Restaurants, curated by Chef Thomas Keller and restaurateur and developer Kenneth Himmel, will bring together a collection of indoor and outdoor dining experiences, lively bars and lounges, and New York's most celebrated cuisine.

Designed by Elkus Manfredi Architects as a captivating interior space, as well as a vantage point for viewing the Public Square and Gardens and Vessel, this multi-level retail center will become a quintessential New York experience. The Shops will also offer convenient access to the High Line and the No. 7 Subway station.

HOWARD ELKUS – FAIA & ELKUS MANFREDI ARCHITECTS, an internationally acclaimed architecture and urban design firm, have been responsible for the design of many of the country's most exciting and game-changing mixed-use projects. Since co-founding Elkus Manfredi Architects in 1988, Mr. Elkus' visionary work has consistently broken new ground. He was renowned for large-scale urban mixed-use developments, including Boston's Copley Place, Chicago's 730 North Michigan Avenue Peninsula Hotel block, Seattle's Pacific Place, The Paramount in San Francisco, CityPlace in West Palm Beach and, most recently, the 27-acre, 17-million-square-foot Miami World Center. Characteristic of all these projects is the planning and design of exciting urban retail centers exemplified in The Shops at Columbus Circle at Time Warner Center and the remaking of Boston's famed Faneuil Hall Marketplace. Elkus Manfredi Architects' current international work includes major mixed-use projects on prominent sites in Abu Dhabi, Istanbul, Toronto and Montreal, as well as a new town in the center of Israel.

THE SHOPS & RESTAURANTS AT HUDSON YARDS
 SIZE: 720K LSF • 7 LEVELS • USE: RETAIL, FOOD & BEVERAGE
 CONSTRUCTION: 2014 - 2019





































































































































ADDITIONAL DINING AT HUDSON YARDS









HUDSON YARDS THE FUTURE OF NEW YORK SHOPPING IN 7 STORIES

The Shops & Restaurants at Hudson Yards will promise a vibrant retail experience—a fully integrated lifestyle destination for sophisticated digital natives. In 2019, we welcome the world to New York's next great neighborhood.

1. THE CENTER OF IT ALL

With the High Line landing at its doorstep and the 7 train terminating there, all paths lead to the retail at Hudson Yards, the hub of New York's next great neighborhood—itsself a nexus of culture, commerce and activity. One path even runs through it: an interior boulevard that continues rather than interrupts the city grid.

2. OUTSIDE IN

A James Carpenter-designed glass wall fronting the soaring 65-foot-high Great Room is a block-long lens onto the lush Public Square and Gardens beyond the main entrance. Landscaped rooftop terraces (by Thomas Wolitz, creator of the public spaces) and variable lighting that mimics the setting sun further blur the line between inside and out.

3. MILE OF MERCHANDISE

Non-linear pedestrian circulation and distinct shopping "districts" make each visit to this collection of 100-plus stores (720,000 leasable sq. ft. all told) like a stroll of discovery. Think Soho and Madison Avenue, only climate controlled and weather proofed. And all of it, anchored (from the top) by Neiman Marcus in the penthouse.

4. AN EXTENSION OF CHELSEA

The design aesthetic honors the industrial past of the lower West Side. Specifically, steel and dark wood are featured prominently to reference the railyards that once dominated the area and High Line. Natural stone floors and exposed support structures contribute to the rough-hewn, urban elegance of this vertical neighborhood.

5. GAMUT OF GRAZING

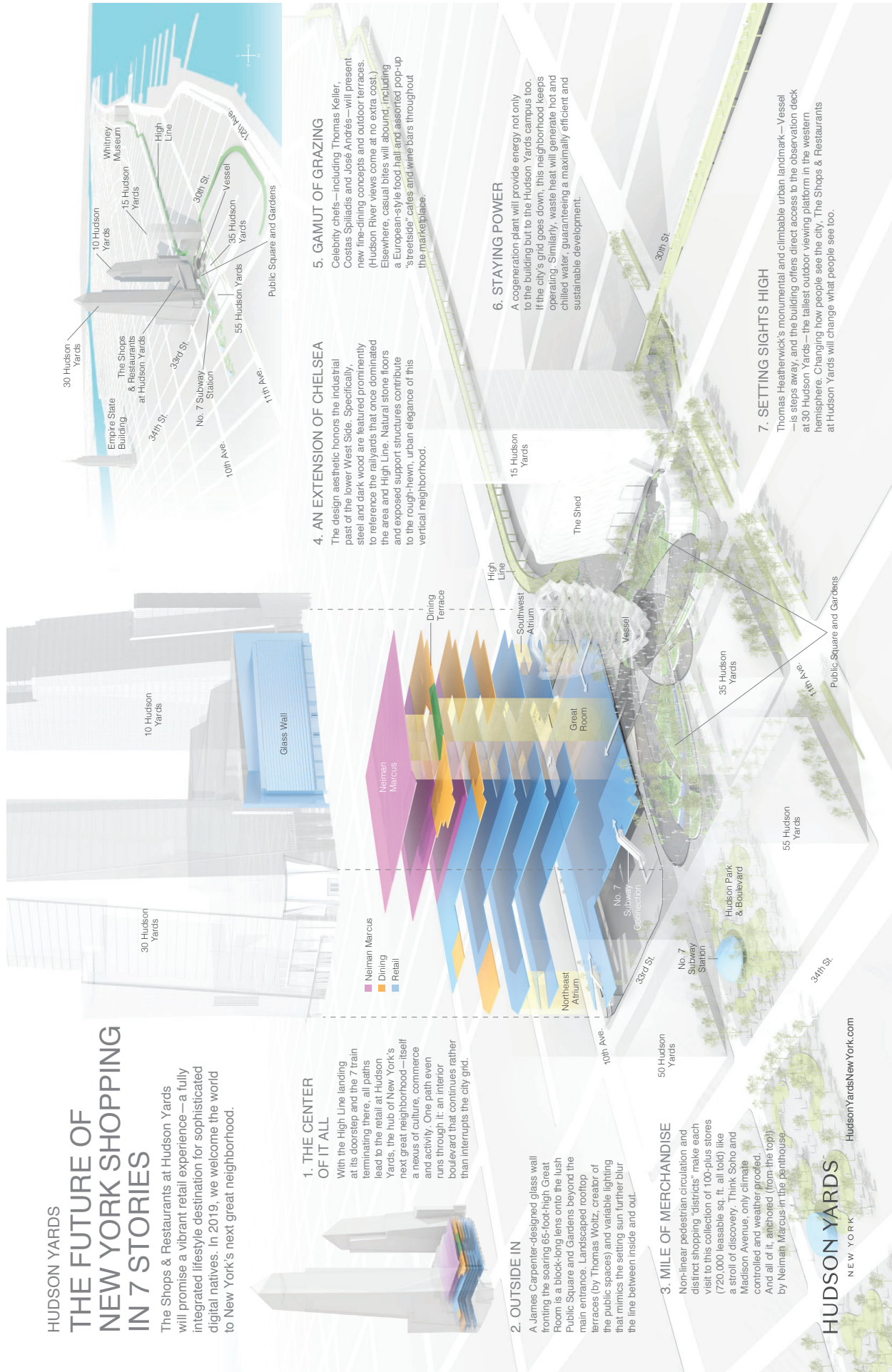
Celebrity chefs—including Thomas Keller, Costas Spiliadis and Jose Andrés—will present new fine-dining concepts and outdoor terraces. (Hudson River views come at no extra cost.) Elsewhere, casual bites will abound, including a European-style food hall and assorted pop-up "streetside" cafes and wine bars throughout the marketplace.

6. STAYING POWER

A cogeneration plant will provide energy not only to the building but to the Hudson Yards campus too. If the city's grid goes down, this neighborhood keeps operating. Similarly, waste heat will generate hot and chilled water, guaranteeing an maximally efficient and sustainable development.

7. SETTING SIGHTS HIGH

Thomas Heatherwick's monumental and climbable urban landmark—Vessel—is steps away, and the building offers direct access to the observation deck at 30 Hudson Yards—the tallest outdoor viewing platform in the western hemisphere. Changing how people see the city, The Shops & Restaurants at Hudson Yards will change what people see too.



THE PUBLIC SQUARE AND GARDENS

HUDSON YARDS™ NEW YORK

Hudson Yards will include five acres of gardens and public plazas on its Eastern Yard. Designed by Nelson Byrd Woltz Landscape Architects with Heatherwick Studio, the Public Square and Gardens at Hudson Yards is designed to become a new gathering place for Manhattan's West Side. An immersive and varied horticultural experience, it will feature more than 28,000 plants of varying color, scale and texture. The landscape will also include more than 200 mature trees, woodland plants and perennial gardens. Visitors entering from the north will be greeted by a seasonally expressive Entry Garden, while the southern edge will feature a Pavilion Grove filled with a dense canopy of native trees, creating the perfect place for lunchtime gatherings or evening meals. At 10th Avenue and 30th Street, visitors will find a birch grove and a new entrance to the High Line. The large trees, expansive native perennial gardens and patches of wildflowers will be home to migratory birds and pollinators, and New Yorkers will find pedestrian paths lined with nearly a mile of garden seating walls designed for sitting, relaxing and respite.



At the center of the square will sit Vessel, a new kind of public landmark: social, engaging and interactive, meant to be entered and explored. Designed by Thomas Heatherwick and Heatherwick Studio, Vessel is comprised of 154 intricately interconnecting flights of stairs—almost 2,500 individual steps—and 80 landings. It was designed to lift the public up offering a multitude of ways to engage with and experience New York, Hudson Yards and each other. In totality, Vessel will offer a mile's worth of vertical pathway rising above the Gardens. The dramatic design of Vessel creates a kind of stage set for New Yorkers and visitors from around the world: geometric lattice of intersecting flights of stairs, whose form rises from a base that is 50 feet that widens to the top to 150 feet. It is constructed of a structural painted steel frame, its underside surfaces covered by polished copper-colored steel skin.

Beyond hardscape and planting design, the landscape platform itself is a technical innovation. Serving as a ventilating cover over the working rail yards, the platform is engineered to support the expansive large-scale plantings and serve as a reservoir for site storm-water management and reuse.

THOMAS WOLTZ is the owner of Nelson Byrd Woltz Landscape Architects (NBW) with offices in New York City, Charlottesville VA, and San Francisco. During the past 20 years, Woltz and his staff have forged a body of work that integrates the beauty and function of built form and craftsmanship with an understanding of complex biological systems and restoration ecology yielding hundreds of acres of reconstructed wetlands, reforested land, native meadows and flourishing wildlife habitat. Currently NBW is entrusted with the design of eight major public parks across the US, Canada and New Zealand. The firm's work has been recognized with over 80 national and international awards and published widely. In 2011, Thomas Woltz was invested into the American Society of Landscape Architects Council of Fellows, among the highest honors achieved in the profession, and in 2013, named Design Innovator of the Year by the Wall Street Journal Magazine.

HEATHERWICK STUDIO, established by Thomas Heatherwick in 1994, is recognized for its work in architecture, urban infrastructure, sculpture, design and strategic thinking. Today, a team of 180—including architects, designers and makers—work from a combined studio and workshop in Kings Cross, London. At the heart of the studio's work is a profound commitment to finding innovative design solutions, with a dedication to artistic thinking and the latent potential of materials and craftsmanship. This goal is achieved through a working methodology of collaborative rational inquiry, undertaken in a spirit of curiosity and experimentation.

5 ACRES OF OPEN SPACE • GRAND PLAZAS • LUSH GARDENS • PAVILION GROVE
CONSTRUCTION: 2014 - 2019

THE MAKING OF HUDSON YARDS THE PUBLIC SQUARE AND GARDENS – THE SMARTEST PARK IN TOWN

New York's next elevated park growing over the Yards

■ NEW YORK'S "OTHER" ELEVATED PARK

Built over the rail yards with jet engines, super chilled roots, a forest of trees and smart soil, the Hudson Yards Public Square and Gardens will be a park unlike any other in New York. A sophisticated layer cake of utilities and materials are being employed between the Platform and the Plaza to allow for the lush plantings above. An expansive WiFi system throughout the plaza will ensure that we are a hot spot in more ways than one.

■ PLANTS, TREES, BIRDS AND BEES

Across the 5 acres, visitors will encounter over 28,000 plants, including a forest of more than 200 mature trees. Like New Yorkers, our plants will be diverse in species and range in size. The large trees and expansive perennial gardens will be home to migratory birds and pollinators. Wildflowers such as Echinacea, Monarda, and Rudbeckia will attract bees, butterflies and hummingbirds, while fruiting trees and shrubs including Serviceberry, Spicebush and Winterberry will attract birds such as Warblers, Sparrows and American Redstarts to Hudson Yards.

■ THE SMARTEST SOIL IN TOWN

With a soil depth of 18 inches for plants and only 4 feet for large trees, admittedly we are shallow, but self-aware and over-compensating for it. The soils have been specially designed to provide effective drainage and nutrients for the plants and ensure our roots can run wide, if not deep. Where trees are planted in paving, a specially engineered "soil sandwich" of sand, gravel and concrete slab will protect the roots while allowing them to expand. The sophisticated layering of this system includes provisions for aeration, irrigation, drainage, root development and ongoing control of nutrients, including specially designed soil chemistry and soil biology.

■ OUR ROOTS ARE COOL, OUR PLANTS ARE PAMPERED

The heat from the train yard below can reach up to 150 degrees, too hot for our city trees. Therefore, AC is in order to keep the roots of our trees and plants healthy. A sophisticated network of tubing is being embedded within the concrete slab to circulate cooling liquids that maintain optimal conditions for our plant's roots. This cooling system will protect the roots, from the train heat below and summer heat above, and ensure that the plants and trees at Hudson Yards will be the most pampered in New York City.

■ WE HAVE BIG FANS, LITERALLY!

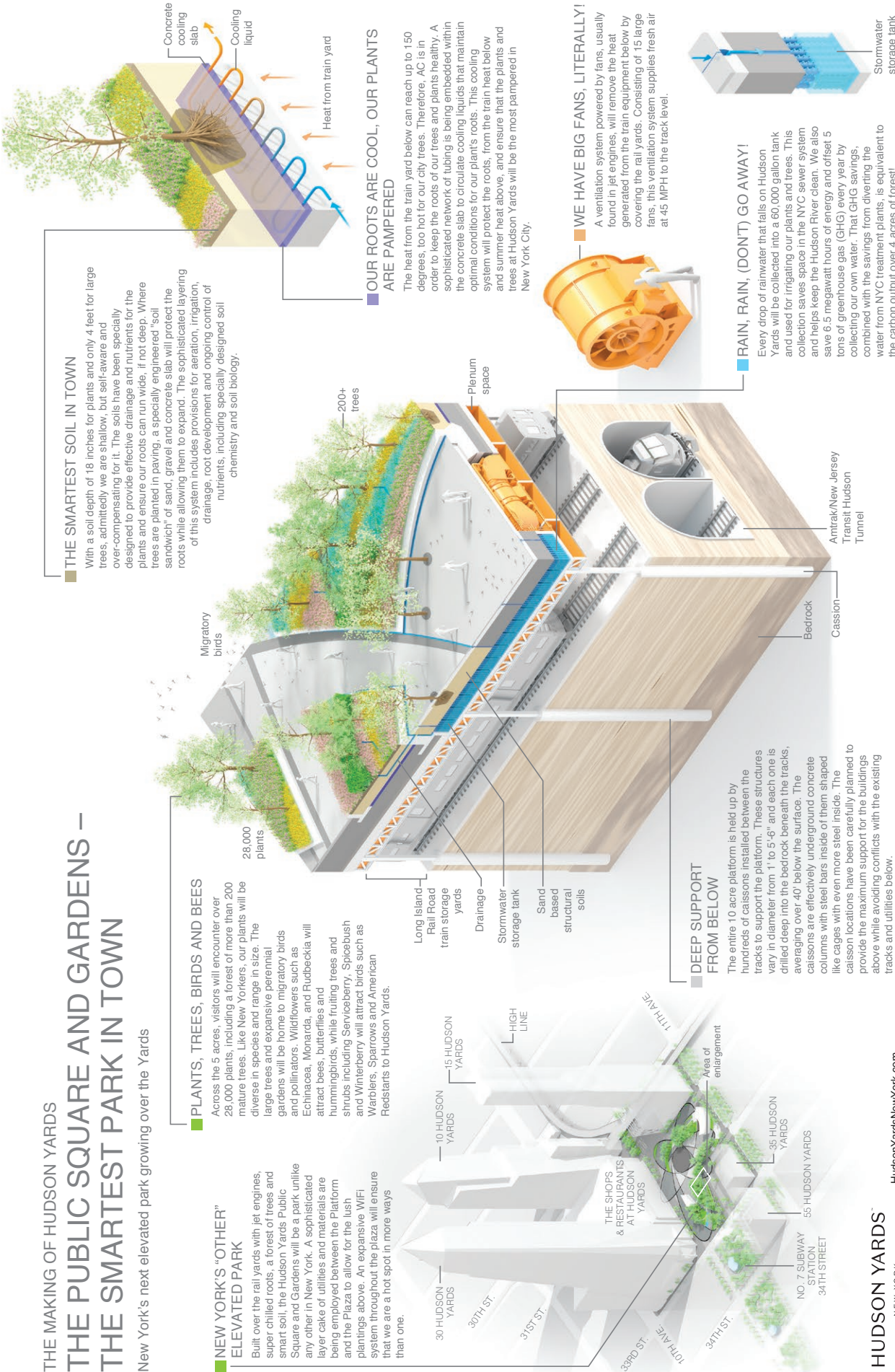
A ventilation system powered by fans, usually found in jet engines, will remove the heat generated from the train equipment below by covering the rail yards. Consisting of 15 large fans, this ventilation system supplies fresh air at 45 MPH to the track level.

■ RAIN, RAIN, (DON'T) GO AWAY!

Every drop of rainwater that falls on Hudson Yards will be collected into a 60,000 gallon tank and used for irrigating our plants and trees. This collection saves space in the NYC sewer system and helps keep the Hudson River clean. We also save 6.5 megawatt hours of energy and offset 5 tons of greenhouse gas (GHG) every year by collecting our own water. That GHG savings, combined with the savings from diverting the water from NYC treatment plants, is equivalent to the carbon output over 4 acres of forest!

■ DEEP SUPPORT FROM BELOW

The entire 10 acre platform is held up by hundreds of caissons installed between the tracks to support the platform. These structures vary in diameter from 1' to 5'-6" and each one is drilled deep into the bedrock beneath the tracks, averaging over 40' below the surface. The caissons are effectively underground concrete columns with steel bars inside of them shaped like cages with even more steel inside. The caisson locations have been carefully planned to provide the maximum support for the buildings above while avoiding conflicts with the existing tracks and utilities below.



ABOVE AND BEYOND EVERYTHING YOU NEED TO KNOW (AND MORE) ABOUT WHAT'S HAPPENING AT THE TOP OF 30 HUDSON YARDS

When Hudson Yards' tallest tower opens in 2019, an observation deck accessible from the 100th floor will be the highest manmade outdoor viewing area in the western hemisphere—and the fifth highest in the world. The view inside is destined to be spectacular too, with a one-of-a-kind event space that makes celebrations in the sky a reality.

COMMUNING IN THE CLOUDS

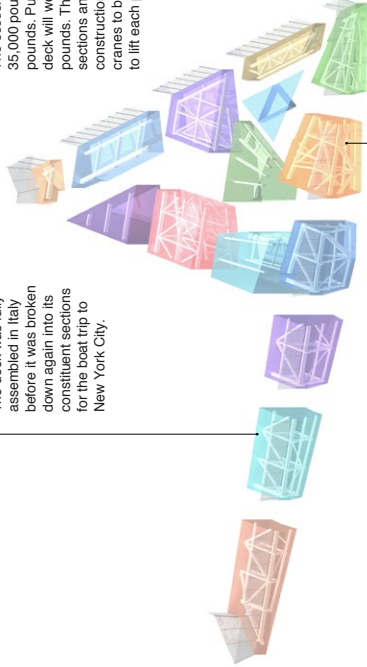
A unique event space will be housed on the 101st floor of the tower. The 10,000-square-foot bar, restaurant and staging area will be programmed by renowned hospitality group *rhubarb*, its first venture outside of London.

PRACTICE RUN

The deck was fully assembled in Italy before it was broken down again into its constituent sections for the boat trip to New York City.

HEAVY LIFT

The sections vary in size from 35,000 pounds to 102,000 pounds. Put together, the deck will weigh 765,000 pounds. The weight of the sections and height of the construction require two cranes to be used in tandem to lift each piece into place.



JIGSAW PUZZLE IN THE SKY

The observation deck is made up of 15 primary sections comprised of steel and glass, which will be bolted together and anchored to the east and south sides of the building. The result: a 7,500-square-foot outdoor viewing area more than 1,100 feet above the ground.

BIRD'S-EYE VIEW

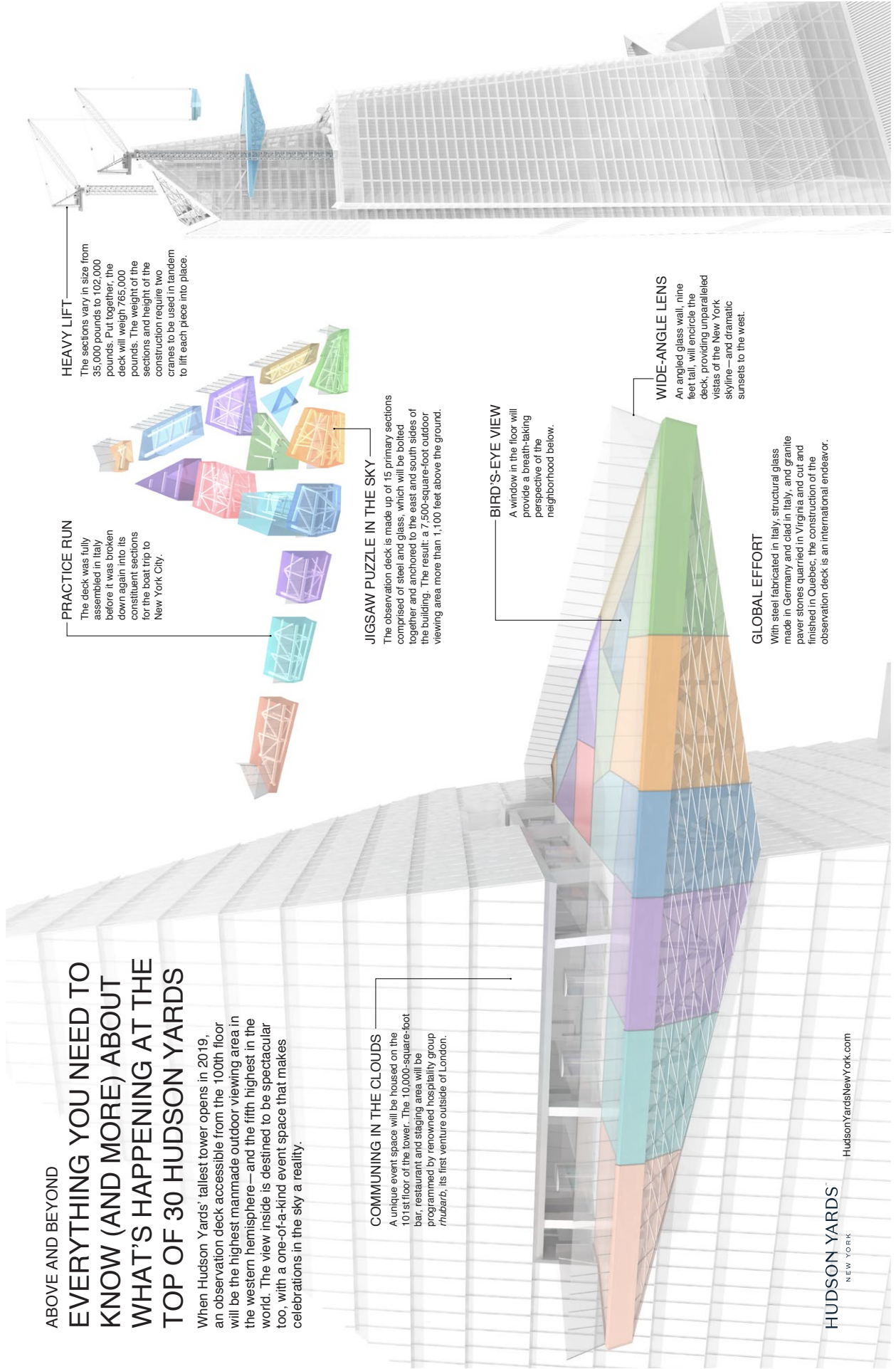
A window in the floor will provide a breath-taking perspective of the neighborhood below.

WIDE-ANGLE LENS

An angled glass wall, nine feet tall, will encircle the deck, providing unparalleled vistas of the New York skyline—and dramatic sunsets to the west.

GLOBAL EFFORT

With steel fabricated in Italy, structural glass made in Germany and clad in Italy, and granite paver stones quarried in Virginia and cut and finished in Quebec, the construction of the observation deck is an international endeavor.



HUDSON YARDS™

NEW YORK

ENGINEERED CITY

Hudson Yards will be far more than a collection of tall towers and open spaces. It will be a model for the 21st century urban experience; an unprecedented integration of buildings, streets, parks, utilities and public spaces that will combine to form a connected, responsive, clean, reliable and efficient neighborhood.

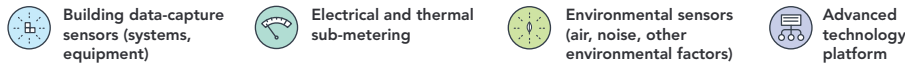
CONNECTED NEIGHBORHOOD

Communications will be supported by a fiber loop, designed to optimize data speed and service continuity for rooftop communications, as well as mobile, cellular and two-way radio communications. This will allow continuous access via wired and wireless broadband performance from any device at any on-site location. We're as good as future-proofed.



RESPONSIVE NEIGHBORHOOD

Hudson Yards will harness big data to innovate, optimize, enhance and personalize the employee, resident and visitor experience. Supported by an advanced technology platform, operations managers will be able to monitor and react to traffic patterns, air quality, power demands, temperature and pedestrian flow to create the most efficiently navigated and environmentally attuned neighborhood in New York.



CLEAN + RESPONSIBLE NEIGHBORHOOD

Progressive cities are moving toward organic waste separation systems to reduce landfill costs, methane emissions and greenhouse gas emissions. Hudson Yards makes organic waste collection convenient and space efficient by utilizing grinders and dehydrators to reduce food-service waste to 20% of its initial weight and volume.

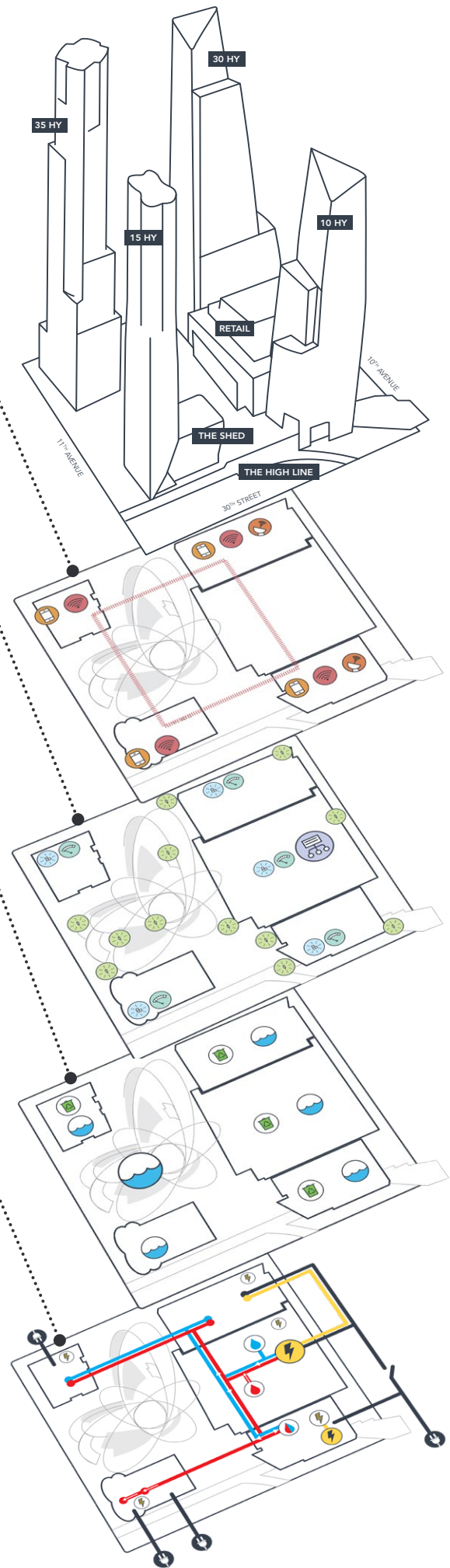
Additionally, nearly 10 million gallons of storm water will be collected per year from building roofs and public plazas, then filtered and reused in mechanical and irrigation systems to conserve potable water for drinking and reducing stress on New York's sewer system.



RELIABLE + EFFICIENT NEIGHBORHOOD

Whatever the disruption—super storm, brown out—Hudson Yards will have the onsite power-generation capacity to keep basic building services, residences and restaurant refrigerators running. It doesn't hurt that being built above a rail yard means our first level is well above the flood plain.

Hudson Yards' first of its kind microgrid and two cogeneration plants will save 24,000 MT of CO₂e greenhouse gases from being emitted annually (that's equal to the emissions of ~2,200 American homes or 5,100 cars) by generating electricity, hot and chilled water for the neighborhood with over twice the efficiency of conventional sources.



To complete the 28-acre Hudson Yards development, two “platforms” must be constructed to bridge over 30 active Long Island Rail Road (LIRR) train tracks, three subsurface rail tunnels utilized by Amtrak and New Jersey Transit, and a fourth passageway, the Gateway tunnel, completed in late 2014. The finished buildings’ foundations extend through the platform and rise above. The platforms will cover approximately three-quarters of the Eastern and Western Yards.



The platform and buildings above the Eastern Yard are supported by a total of 300 caissons, ranging from four to five feet in diameter and 20 to 80 feet in depth, which will be drilled deep into the bedrock in strategic locations between existing railroad tracks. The platform on the Eastern Yard utilizes 25,000 tons of steel, 14,000 cubic yards of concrete and weighs more than 35,000 tons.

Preliminary preparations on the Eastern Yard platform began at the end of 2013 and caisson drilling started in March 2014. Over seven million square feet of construction on Manhattan’s West Side are underway at Hudson Yards. Erection of the structural steel columns, beams and trusses began in Fall 2014. The Eastern Yard platform was completed in 2016.

Throughout all of the project’s construction, the LIRR, Amtrak and New Jersey Transit trains will remain operational.

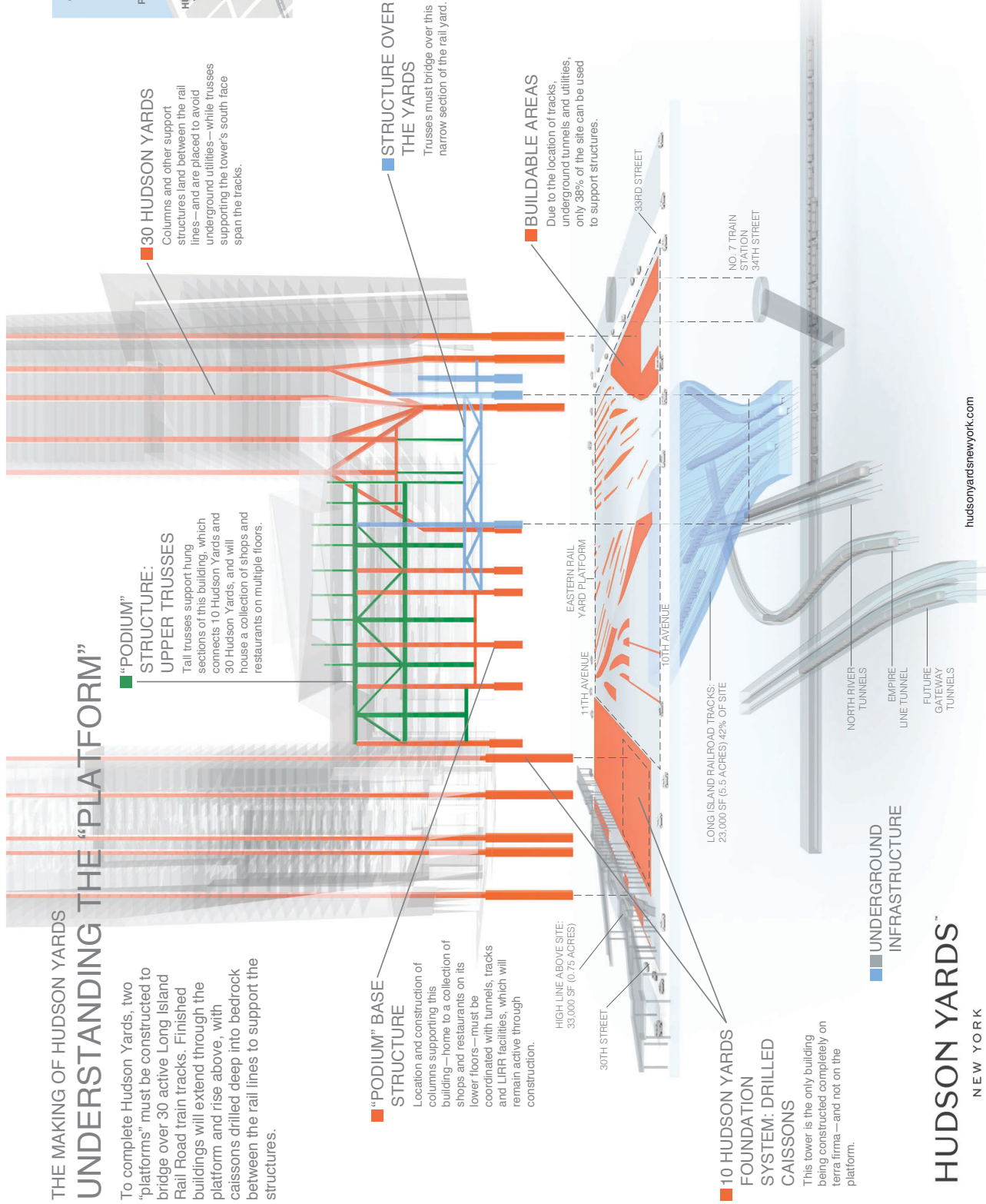
PLATFORM

SIZE: 10 ACRES • CONSTRUCTION: 2014 - 2016

ENGINEERS: THORNTON TOMASETTI, LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, ARUP

THE MAKING OF HUDSON YARDS UNDERSTANDING THE "PLATFORM"

To complete Hudson Yards, two "platforms" must be constructed to bridge over 30 active Long Island Rail Road train tracks. Finished buildings will extend through the platform and rise above, with caissons drilled deep into bedrock between the rail lines to support the structures.



PODIUM[™] UPPER TRUSSES:
Tall trusses support hung sections of this building, which connects 10 Hudson Yards and 30 Hudson Yards, and will house a collection of shops and restaurants on multiple floors.

30 HUDSON YARDS:
Columns and other support structures land between the rail lines—and are placed to avoid underground utilities—while trusses supporting the tower's south face span the tracks.

PODIUM[™] BASE STRUCTURE:
Location and construction of columns supporting this building—home to a collection of shops and restaurants on its lower floors—must be coordinated with tunnels, tracks and LIRR facilities, which will remain active through construction.

STRUCTURE OVER THE YARDS:
Trusses must bridge over this narrow section of the rail yard.

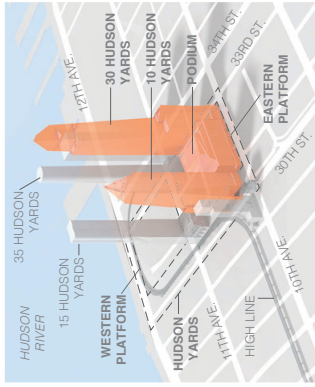
BUILDABLE AREAS:
Due to the location of tracks, underground tunnels and utilities, only 38% of the site can be used to support structures.

10 HUDSON YARDS FOUNDATION SYSTEM: DRILLED CAISSONS
This tower is the only building being constructed completely on terra firma—and not on the platform.

UNDERGROUND INFRASTRUCTURE

HUDSON YARDS[™]
NEW YORK

hudsonyardsnewyork.com



Glossary

10 Hudson Yards. Opened in 2016, the 895 ft. tall (1.8 million square foot) office tower on the corner of 10th Avenue and West 30th Street houses the world headquarters of Coach, Inc. and the North American HQ's of L'Oréal USA and SAP.

30 Hudson Yards. A 1,296 ft. tall office tower (2.6 million square feet) on the corner of 10th Avenue and West 33rd Street that will house the headquarters for The View Group. The tower's base will be the second-tallest office building in New York City.

Caisson. A large-diameter pipe drilled into rock and filled with concrete. At Hudson Yards, more than 300 caissons will be installed to support buildings and the platform.

Eastern Rail Yard Platform. A 10-acre deck built over Hudson Yards that will support more than five acres of open space, four towers, retail, and one million square feet of shops and restaurants.

Empire Line. Amtrak rail line that runs along Manhattan's west side, linking Penn Station to Albany.

Gateway Project. Amtrak's plan to build two new rail tunnels under the Hudson River to connect Penn Station and New York City's Grand Central. Concrete structures have been installed below Hudson Yards to secure a path for the tunnels.

Hudson Yards. The 28-acre rail yard—framed by West 30th Street to the south, West 33rd Street to the north, 10th Avenue to the east and 12th Avenue to the west—where LIRR trains are "parked" between runs. The yard also includes an indoor maintenance shop, 12-car-long cleaning platform and various employee-support facilities.

LIRR. Long Island Rail Road commuter system, North America's busiest. It transports 350,000 riders daily.

No. 7 Subway Extension. A 1.5-mile extension to the Flushing (Queens) line, moving its final stop from Times Square to Hudson Yards. The project opened in September 2015 and will be able to accommodate more than 42,000 commuters during peak times.

North River Tunnels. Built between 1904 and 1908 as part of the original Pennsylvania Station project, today these two passages tunnel 445 trains and more than 600,000 riders daily.

Truss. A structural system of beams, bars or rods that support a roof or bridge.



RELATED COMPANIES is one of the most prominent privately owned real estate firms in the United States. Formed over 40 years ago, Related is a fully integrated, highly diversified industry leader with experience in virtually every aspect of development, acquisitions, management, finance, marketing and sales. Headquartered in New York City, Related boasts a team of approximately 3,500 professionals who work in offices and at major developments in Boston, Chicago, Los Angeles, San Francisco, South Florida, Washington, D.C., Abu Dhabi and London. The company's existing portfolio of real estate assets, valued at more than \$50 billion, is comprised of best-in-class mixed-use, residential, retail, office, trade show and affordable properties in premier, high-barrier-to-entry markets. Related is staunchly committed to sustainable design, with more than \$15 billion in green development underway or completed. The firm developed one of the first green residential buildings in the nation, Tribeca Green in New York's Battery Park City, as well as the first such building in Chicago, 340 on the Park.

Related Companies has an expertise in developing mixed-use properties that offer a sophisticated blend of private, public and commercial spaces. These upscale urban complexes, which feature shopping, dining, and entertainment and cultural venues in combination with architecturally award-winning residential, hotel and office structures, become major destinations in themselves.

Time Warner Center, the crown jewel of our New York developments, is a soaring 2.8-million-square-foot mixed-use property in the heart of Manhattan. Located at Columbus Circle, at the southwest corner of Central Park, the tower includes Class A office space, super-luxury condominiums overlooking Central Park, the five star Mandarin Oriental New York hotel, a series of dramatic public spaces, numerous luxury retail shops, a renowned food market, several of the finest restaurants in the United States and the acclaimed performance spaces of Jazz at Lincoln Center.

Also in New York City, Related conceived and developed MiMA, a 1.2-million-square-foot, 63-story mixed-use glass tower featuring luxury residences and M Club, a sprawling, one-plus-acre array of health, recreation and entertainment amenities that includes a residents-only fitness center operated by Equinox®. In addition to its residential offerings, MiMA, named for its location in the middle of Manhattan, also includes Signature Center, the Frank Gehry-designed home of the Signature Theatre Company, known for presenting works by leading playwrights in all stages of their careers; YOTEL New York, an innovative hotel designed by David Rockwell and SoftRoom; and various shopping opportunities.

On Manhattan's West Side, Related is developing a new epicenter of commerce, culture and community at Hudson Yards. With a unique mix of uses, open space, new transportation access and amenities, Hudson Yards is poised to become one of New York City's most vibrant destinations. Historic in its scope and ambition, the master-planned community comprises 18 million square feet of commercial and residential development, including approximately 4,000 residences, The Shed, New York's first arts center to commission new work across the performing arts, visual arts, and popular culture, 14 acres of public open space, a 750-seat public school and an Equinox Hotel® with more than 200 rooms—all offering unparalleled amenities for residents, employees and guests.

CityPlace in West Palm Beach, Florida, opened in 2000, has become a model for urban mixed-use development, transforming downtown from a deteriorating area to a prime destination. The 72-acre Mediterranean-style complex features street-front specialty retail shops, residential units, an office tower, Palm Beach's most distinguished collection of restaurants, a 20-screen multiplex cinema and The Harriet Himmel Gilman Theater.

Related also developed The Cosmopolitan of Las Vegas, an 8.5-acre, 6.5-million-square-foot mixed-use luxury resort for Deutsche Bank. The 2,995-room project features a 100,000-square-foot casino; unique and eclectic boutiques and restaurants; Sahra Spa & Hammam; three unique pool experiences; multi-level integrated nightclubs and 150,000 square feet of state-of-the-art convention and meeting space.

Related also owns Equinox® Fitness Clubs—broadening the firm's capabilities into health and fitness while enhancing the value of its properties by incorporating an exclusive, branded amenity into its lifestyle offerings. Further information about Related Companies is available at www.related.com.



Oxford Properties Group is a global platform for real estate investment, development and management, with approximately 2,000 employees and \$40 billion of real estate assets that it manages for itself and on behalf of its co-owners and investment partners. Established in 1960, Oxford was acquired in 2001 by OMERS, one of Canada's largest pension funds with over \$72 billion in assets. Oxford has regional offices in Toronto, London and New York, each with investment, development and management professionals who have deep real estate expertise and local market insight. For more information, please visit www.oxfordproperties.com.

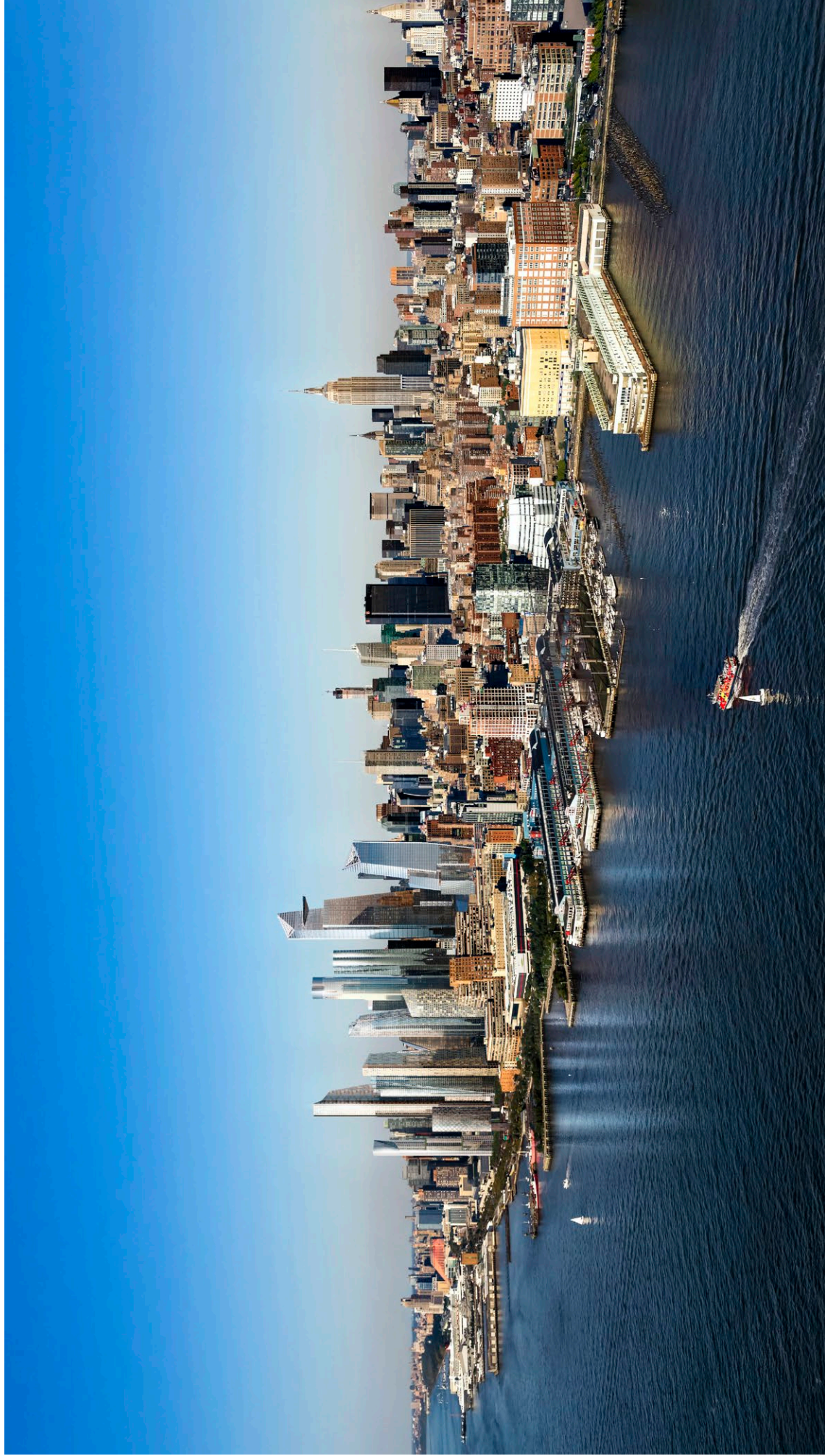
Oxford's real estate portfolio consists of over 150 properties totaling approximately 56 million square feet, over 9,500 residential units and 3,600 hotels rooms located primarily across Canada, Western Europe and select US markets.

Recently completed development projects include RBC WaterPark Place and MNP Tower totaling 1.2-million-square feet in Toronto and Vancouver, as well as the Leadenhall Building, a 600,000 square foot iconic office development located in the heart of the City of London. Oxford currently has several significant developments underway, including:

- 600 Massachusetts Avenue, a landmark development project at CityCentre in Washington, DC, a joint venture with Gould Property Company;
- the LEED Platinum 100 Adelaide W (EY Tower), a 40 story office tower in Toronto, Canada;
- the four-million-square-foot master-planned, mixed-use industrial Oxford Airport Business Park in Calgary, Canada;
- St James's Market, a landmark office and retail development in St James's District London, UK, joint venture with The Crown Estate;
- a 450,000 square foot expansion to Yorkdale Shopping Centre, a 1.5 million square foot super-regional retail shopping centre in Toronto, Canada; and
- the 17 million square foot master planned, multi-use Hudson Yards development in New York City, in partnership with Related Companies.

As an investor, Oxford uses a rigorous and disciplined approach to identifying, underwriting, acquiring and executing on investment opportunities in each of Canada, the US and Europe. As a developer, Oxford understands the responsibility to meet the needs of the local communities in which our projects reside. As a manager, Oxford's experienced property management teams provide daily customer service to its customers' employees. When surveyed, 92% of customers were satisfied with facility management at their building (compared to 74% industry standard).

Ranked number one overall in North America for sustainability (office & retail) by the Global Real Estate Sustainability Benchmark (GRESB) (two years running), Oxford strives to integrate sustainability into the operations of its existing buildings and continues to introduce the latest green building materials and technologies into new developments.



Rendering courtesy of Volley Studio

VIEW OF HUDSON YARDS, FROM THE HUDSON RIVER

HUDSON YARDS™
NEW YORK



Rendering courtesy of Visualhouse

EVENING VIEW OF HUDSON YARDS, FROM THE HUDSON RIVER

HUDSON YARDS™

NEW YORK



Rendering courtesy of Visualhouse

HUDSON YARDS™

NEW YORK

10 AND 30 HUDSON YARDS WITH THE SHOPS
AT HUDSON YARDS, LOOKING NORTHEAST



Rendering courtesy of Visualhouse

VIEW OF HUDSON YARDS AND 520 WEST 28TH ST., LOOKING NORTH FROM THE HIGH LINE

HUDSON YARDS™

NEW YORK



Rendering courtesy of Visualhouse

HUDSON YARDS™

NEW YORK

15 HUDSON YARDS,
VIEWED FROM 30TH ST. AND 11TH AVE.



Rendering courtesy of River Film

15 HUDSON YARDS, HUDSON RIVER VIEW

HUDSON YARDS™

NEW YORK

Rendering courtesy of Volley Studio



HUDSON YARDS™

NEW YORK

30 HUDSON YARDS, LOOKING SOUTHEAST WITH 55 HUDSON YARDS, RETAIL,
10 HUDSON YARDS AND 35 HUDSON YARDS



Rendering courtesy of Binyan

35 HUDSON YARDS WITH VESSEL

HUDSON YARDS™

NEW YORK

Rendering courtesy of Foster + Partners



HUDSON YARDS™

NEW YORK

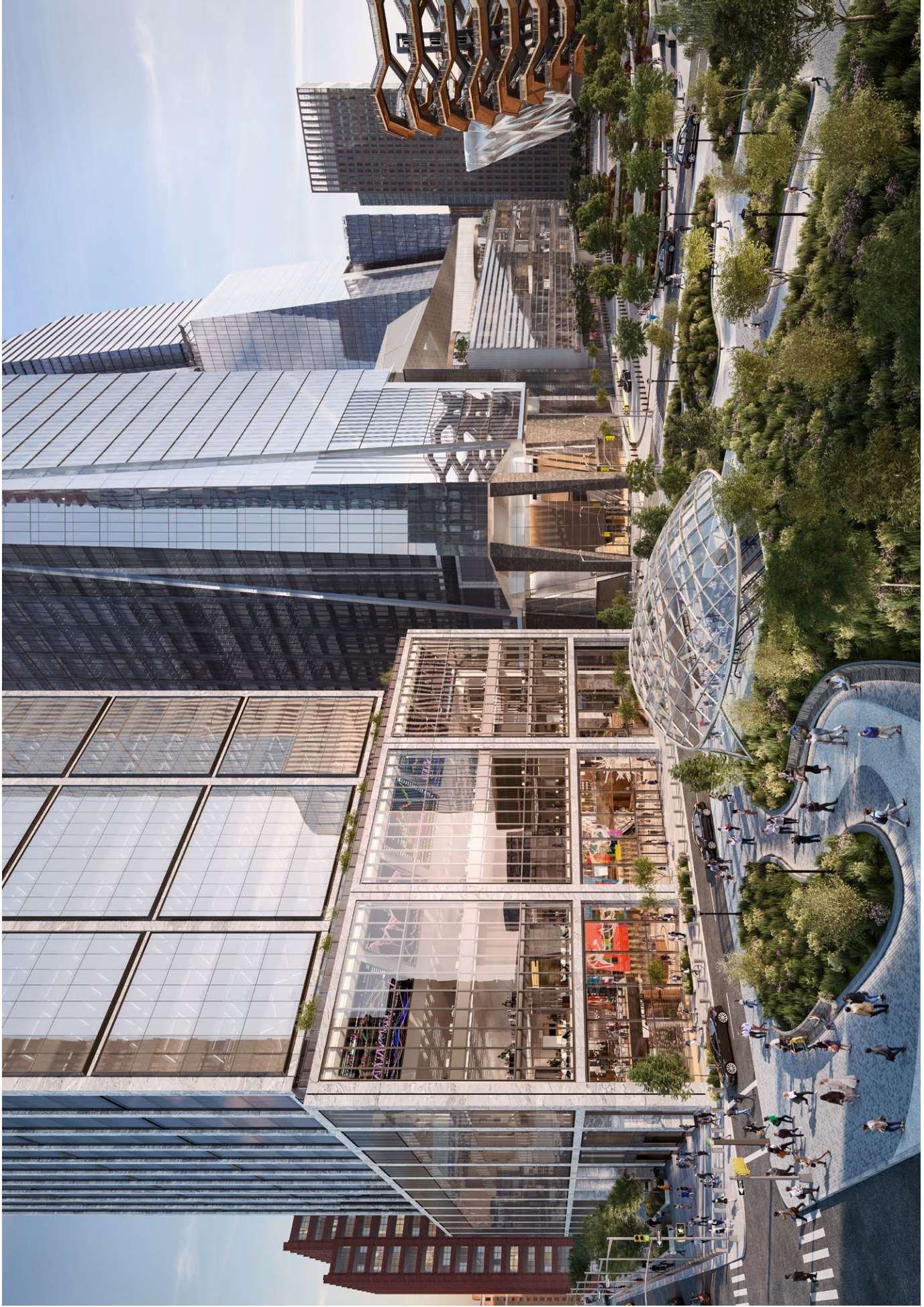
50 HUDSON YARDS WITH
30 HUDSON YARDS AND THE NO. 7 SUBWAY



Rendering courtesy of Foster + Partners

50 HUDSON YARDS AND 10TH AVENUE

HUDSON YARDS™
NEW YORK



Rendering courtesy of Red Leaf

HUDSON YARDS[™] NEW YORK

50 HUDSON YARDS VIEWED FROM HUDSON PARK & BOULEVARD

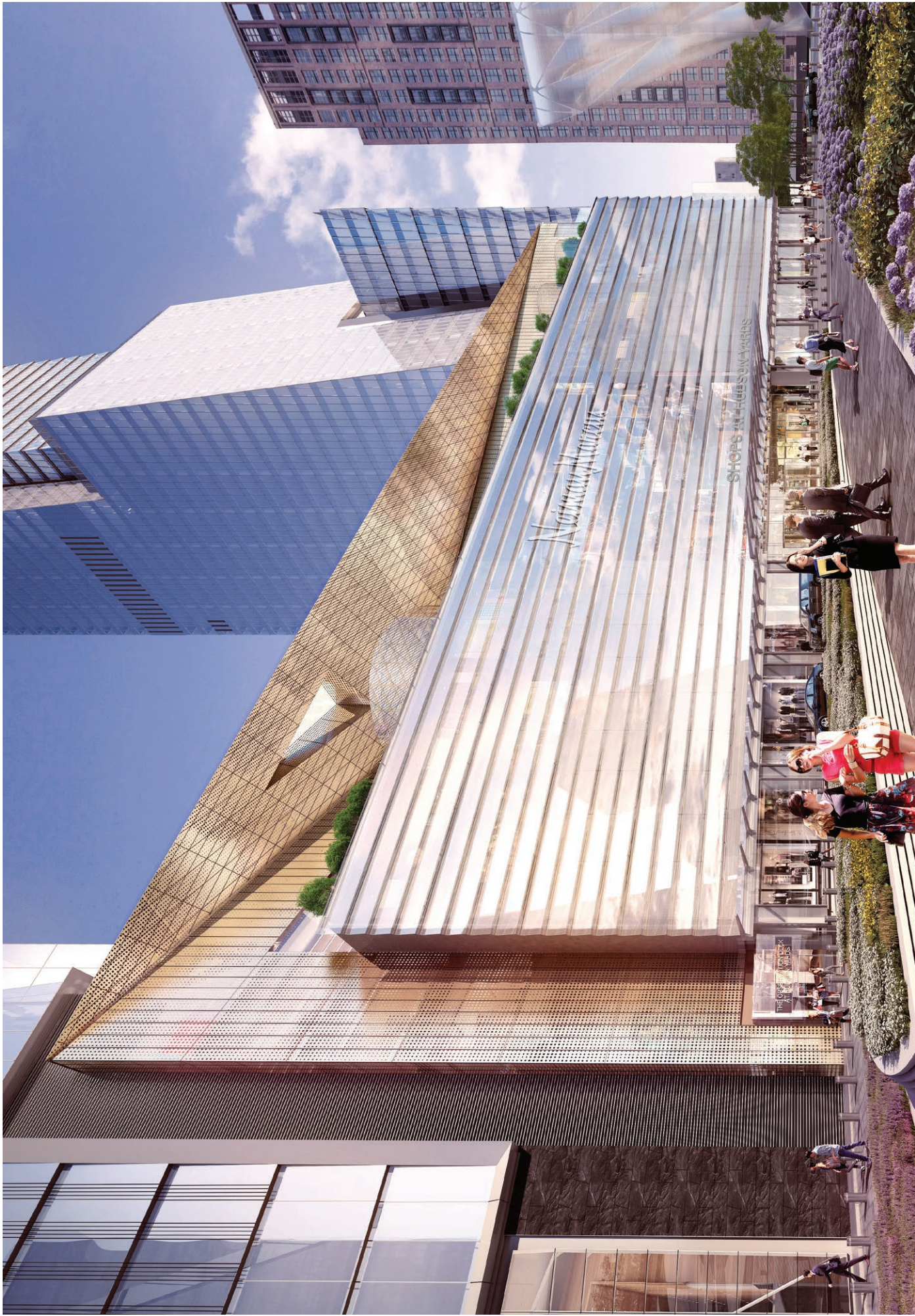
Rendering courtesy of BY-ENCORE



55 HUDSON YARDS

HUDSON YARDS™

NEW YORK



Rendering courtesy of Volley Studio

HUDSON YARDS[™]
NEW YORK

THE SHOPS & RESTAURANTS, LOOKING EAST FROM THE PLAZA



Rendering courtesy of Volley Studio

THE GREAT ROOM, THE SHOPS AT HUDSON YARDS

HUDSON YARDS™
NEW YORK



Rendering courtesy of Elkus Manfredo Architects

HUDSON YARDS[™]
NEW YORK

FOURTH FLOOR RESTAURANT VIEW, THE SHOPS AT HUDSON YARDS



Rendering courtesy of Volley Studio

SPANISH CULINARY EXPERIENCE UNDER THE HIGH LINE

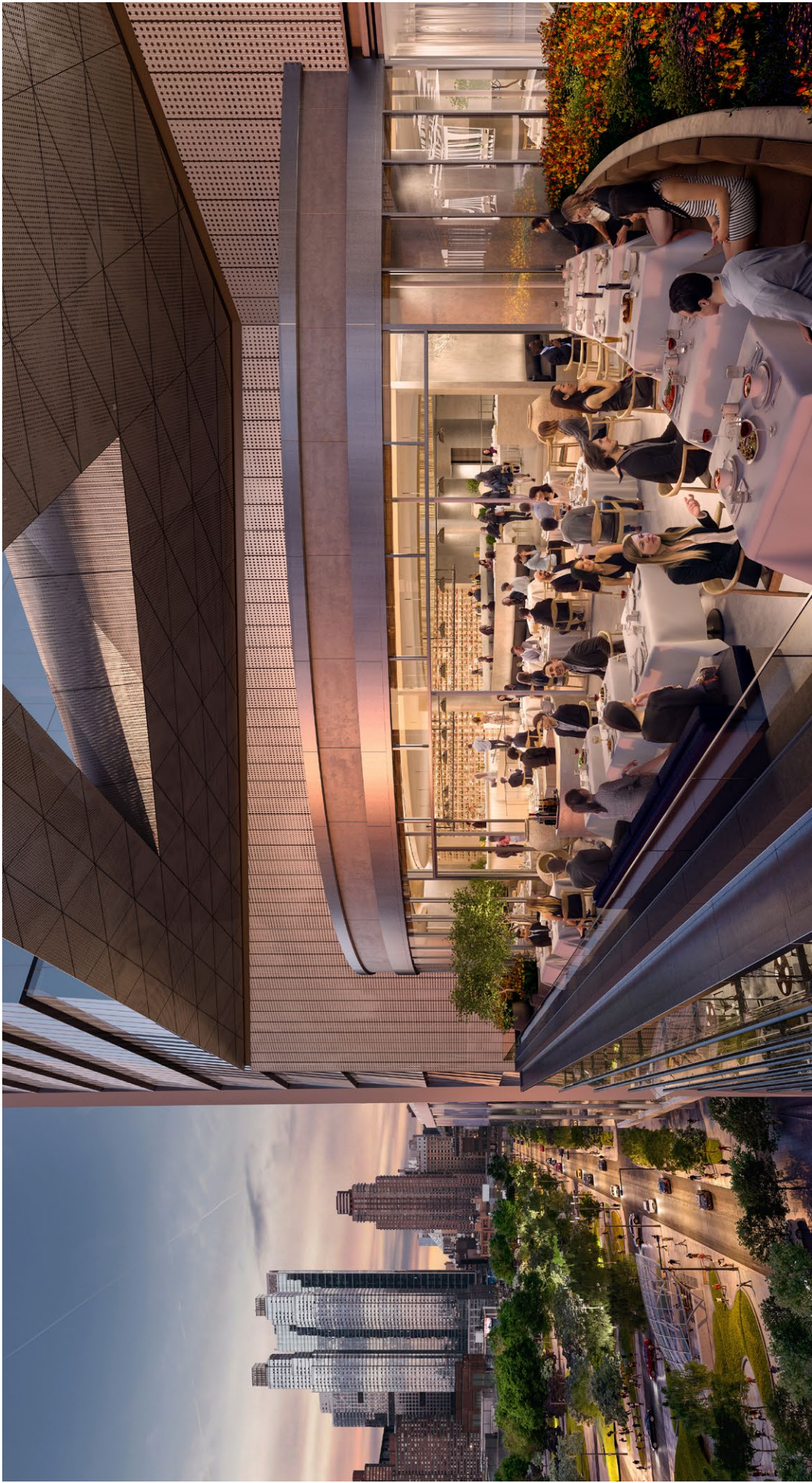
HUDSON YARDS[™]
NEW YORK



Rendering courtesy of Volley Studio

INTERIOR VIEW OF ESTIATORIO MILOS, THE SHOPS & RESTAURANTS AT HUDSON YARDS

HUDSON YARDS™
NEW YORK



Rendering courtesy of Volley Studio

VIEW OF OUTDOOR TERRACE AT ESTIATORIO MILOS, THE SHOPS & RESTAURANTS AT HUDSON YARDS

HUDSON YARDS[™]
NEW YORK



Rendering courtesy of Forbes Massie

HUDSON YARDS™

NEW YORK

VIEW OF THE PUBLIC SQUARE AND GARDENS LOOKING SOUTH FROM 33RD ST.



Rendering courtesy of Visualhouse

VIEW OF THE SPECIAL EVENTS PLAZA

HUDSON YARDS™
NEW YORK



Rendering courtesy of Visualhouse

VIEW OF THE PAVILION GROVE

HUDSON YARDS™

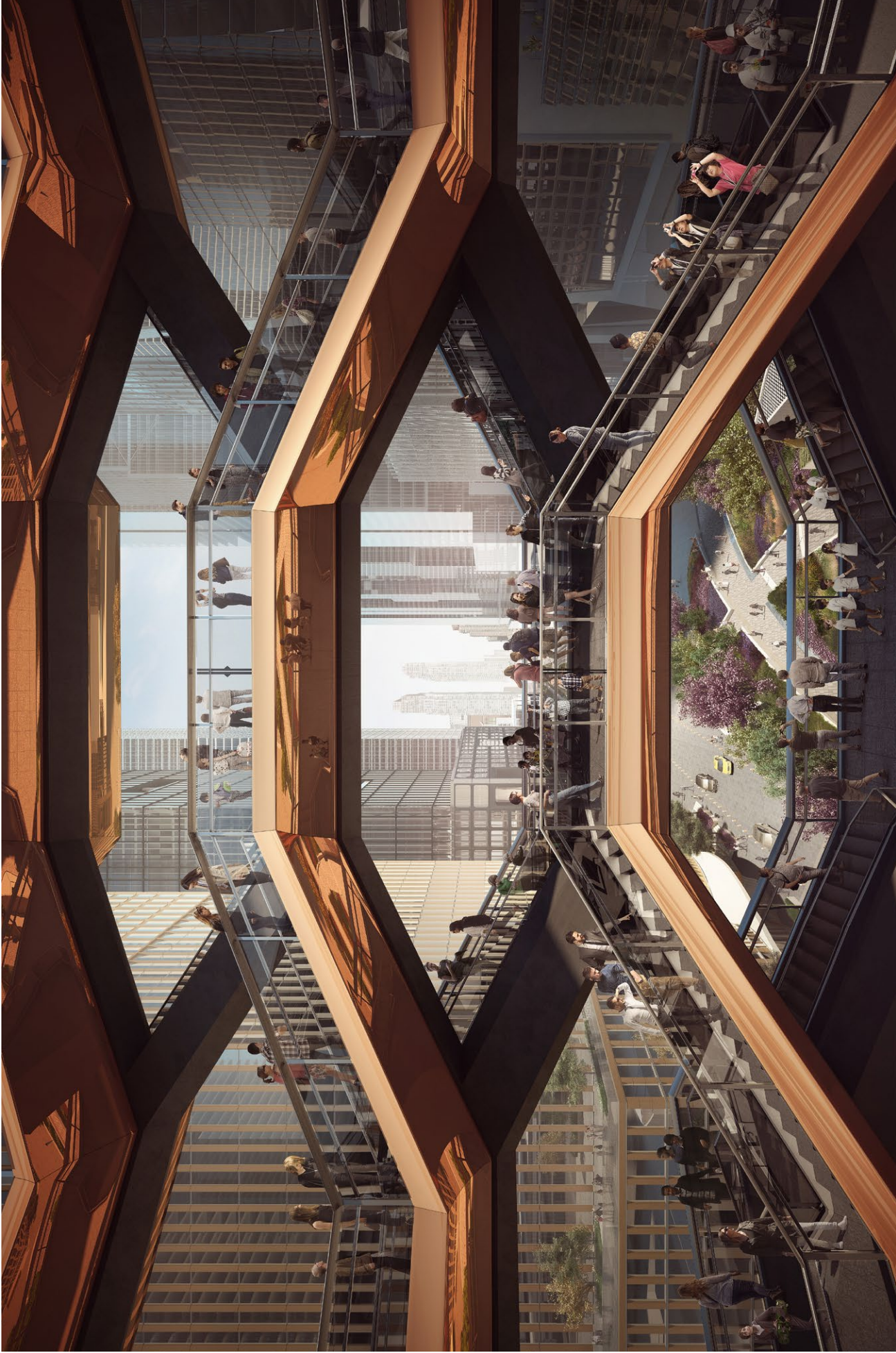
NEW YORK



Rendering courtesy of Forbes Massie

HUDSON YARDS™
NEW YORK

INTERIOR VIEW OF THE VESSEL



Rendering courtesy of Forbes Massie

UPPER LEVEL VIEW THROUGH THE VESSEL

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