

## 50 Hudson Yards (NY, USA) Completed

**"50 Hudson Yards" Completed** in Manhattan, New York City  
 This is the second building in which we have participated (90% business share), following "55 Hudson Yards" (completed in 2018).

### Mitsui Fudosan's Strengths

- We have two faces
  - Developer (Real estate connoisseur skills)
  - Institutional investor (Financing ability)
- Accumulated history and experience
  - Approx. 50 years of experience in the U.S. (Creditworthiness)
  - Promotion of Localization (Network)

### Rarity of Hudson Yards

- Mixed-Use (largest ever\*, 11 ha)
- Midtown Chelsea Proximity
- 50 Hudson Yards Characteristics
  - Largest scale office\* New construction Large floor plate
  - Directly connected to 34<sup>th</sup> St. HY Sta. (Only one in HY)

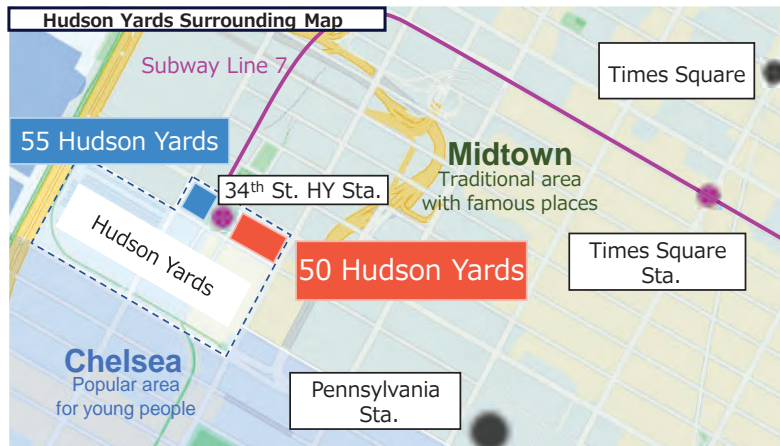
\*In Manhattan

### ● Overview



50 Hudson Yards (left) and 55 Hudson Yards (right)

**A Town Where People, Information, Goods, and Services Gather and Intermingle to Create new value is born.**



Building Name	50 Hudson Yards	55 Hudson Yards
Floors	58 floors + 3 undergrounds	51 floors + 1 undergrounds
Total floor space	Approx. 269,000m <sup>2</sup>	Approx. 117,600m <sup>2</sup>
Standard floor area	Approx. 4,600~7,400m <sup>2</sup> <small>*Varies by floor</small>	Approx. 2,600m <sup>2</sup>
Main use	Office	Office
Completion	June 2022	October 2018
Total project cost (¥145/\$)	Over ¥ 600 billion	Approx. ¥ 200 billion

## 50 Hudson Yards (NY, USA) Completed

Leasing Progresses Favorably Despite Spread of COVID-19  
 Started operation with performance far exceeding original plan



### Current Leasing Status (as of November 2022)

● Image of office contract when completed

70% level (Original Plan) >>> Approx. 85% (Result)

● Recent achieved rent (Actual case)

Compared to original plan

Approx. 2x

At this point,  
**Rent income has already exceeded  
 the assumed total rent income at full occupancy  
 in the original plan**

### Improvement of Business Performance

● Assumed NOI Yield

Mid 5%  
 (Original Plan)



7.3%

