

November 15, 2019

To the press and whom it may concern;

Mitsui Fudosan Co., Ltd.

Facebook's Largest Base in the U.S. east coast to Occupy 50 Hudson Yards, Manhattan's Largest Development Project Valued at Over ¥400 Billion

Key Points of this Press Release

- Facebook will establish their largest base on the U.S. east coast at 50 Hudson Yards
- Leases have been signed for approximately 75% of total floor space through BlackRock and Facebook occupancy

- Mitsui Fudosan Co., Ltd, a leading global real estate company headquartered in Tokyo, announces that it and its partners have entered into a lease with Facebook (Head office: U.S.; CEO: Mark Elliot Zuckerberg), which has developed the world's largest social network service, for their largest base on the U.S. east coast at 50 Hudson Yards, a project which Mitsui Fudosan Co., Ltd. is currently involved in.
- The Facebook contract is for more than 100,000 m² of floor space, and combined with the already-confirmed rental agreement with BlackRock, the world's largest investment management company, contracts have been signed for approximately 75% of the total floor space.
- 50 Hudson Yards is an office building development project in Manhattan, New York, that Mitsui Fudosan Co., Ltd. is participating in through its U.S. subsidiary Mitsui Fudosan America, Inc. (CEO: John Westerfield). This project is an office building development project in Hudson Yards, the largest-scale mixed use redevelopment project in Manhattan, and is of the largest-scale for a single office building in Manhattan, with approximately 264,000 m² of floor space. The total project value is approximately 400 billion yen (\$1 = ¥108), of which Mitsui Fudosan's share is 90%. Construction is expected to be completed in 2022.
- The Hudson Yards redevelopment project is located on the western side of Manhattan's Midtown, which has undergone remarkable changes in recent years. It is a large-scale redevelopment project on a development site with a total of approx. 11 hectares. This mixed-use redevelopment project, planned to feature five office buildings, commercial facilities, high-end condominiums, rental housing, a luxury hotel, cultural facilities, a school, and more, is already occupied by tenants including the headquarters of Coach, Inc., L'Oreal USA, SAP, KKR, Boston Consulting Group, and Time Warner Inc., with Manhattan's first Neiman Marcus, a luxury department store, already open. Direct access is available to a 1.6 hectare park and the High Line, a greenway built on an abandoned elevated freight line, both adjacent to the development. The Hudson Yards development is led by Related Companies, one of the biggest developers in the U.S., and by the Oxford Properties Group, the real estate investment and development arm of one of Canada's largest institutional investors.
- Housing mainly office space, 50 Hudson Yards will have 78 floors above ground and 3 below, and a total floor area of approx. 264,000 m². It is located with direct access to the 34th street Hudson Yards subway station, with a park in front of the building's entrance. This state-of-the-art office building will feature the large floor plates preferred by a wide range of tenants, several dedicated lobby areas envisaged to address the needs of large-scale tenants using the building for their headquarters, high



environmental performance, with LEED GOLD certification planned, as well as other appealing features including a port-cochere, rare for Manhattan, and a parking garage.

The Mitsui Fudosan Group's Overseas Strategy

The Mitsui Fudosan Group has positioned overseas business as one of its growth areas and is engaged in projects in Western countries, such as the U.S., UK, and elsewhere in Europe, as well as in China, Taiwan, and Southeast Asia. In the U.S., Mitsui Fudosan is developing housing and other multi-use projects, and aims to capture even more new business opportunities going forward.



Rendering of Hudson Yards seen from the Hudson River side

Attachment 1: Property Overview

Property Name	50 Hudson Yards
Location	50 Hudson Yards, New York, NY
Structure	58 above ground and 3 below
Site Area	Approx. 69,000 ft ² (Approx. 6,400 m ²)
Total Floor Area	Approx. 2,842,000 ft ² (Approx. 264,000 m ²)
Purpose	Offices and commercial facilities
Architect	Foster+Partners
Construction	Hudson Yards Construction
Schedule	Construction start: 2017 Construction completion: 2022 (planned)

Attachment 2: Hudson Yards Overview

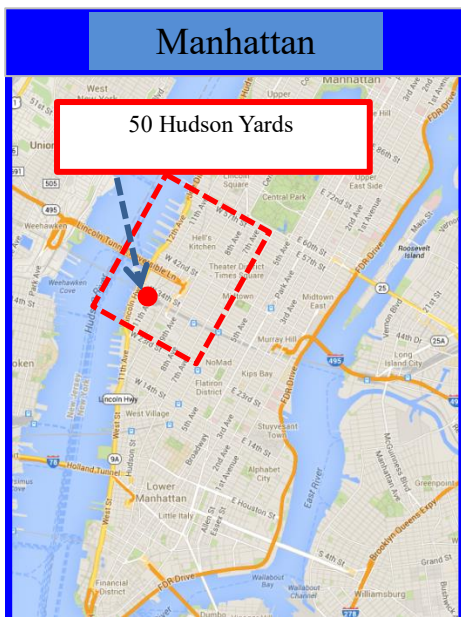
Hudson Yards is situated for highly convenient access to public transportation. The No. 7 subway line linking Times Square and Grand Central Station is now open to the public, and Penn Station, the departure point for long-distance trains as well as the Long Island Rail Road and New Jersey Transit commuter services, is also within walking distance.

Plans for this development include five state-of-the-art office buildings, more than 100 stores and restaurants, about 4,000 residences, unique cultural properties, public open space, a public school, and a luxury hotel with more than 200 guest rooms. Hudson Yards is a rare example of a development plan that features ample greenery and space for relaxation.

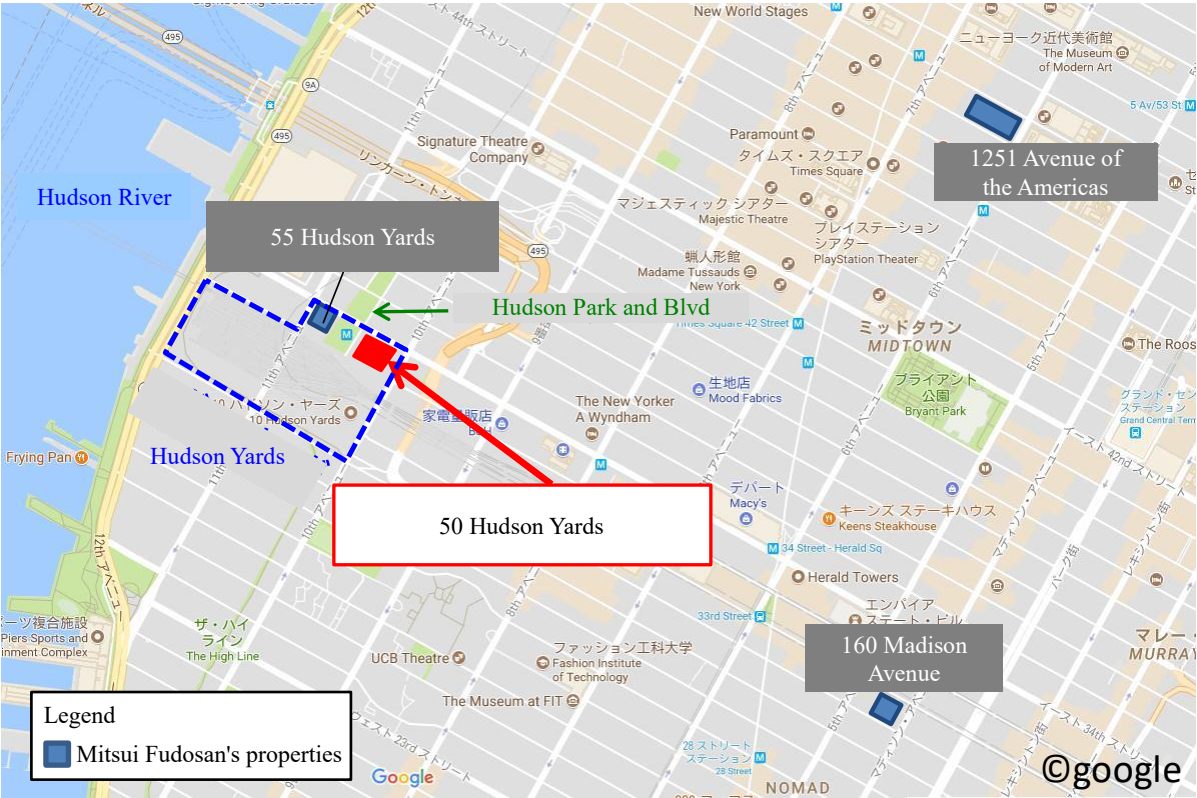
HUDSON YARDS NEW YORK: <http://www.hudsonyardsnewyork.com/>



Attachment 3: Map



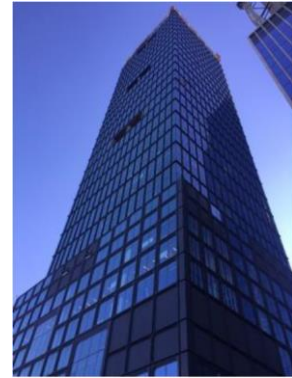
Detailed Map



Attachment 4: Office Business Development in the U.S.

□55 Hudson Yards

Location	55 Hudson Yards, New York, NY
Completion	2018
Site Area	Approx. 40,000 ft ² (Approx. 3,700 m ²)
Total Floor Area	1,265,700 ft ² (Approx. 117,600 m ²)
Floors	51 above ground and 2 below with 1 penthouse floor
Purpose	Offices and commercial facilities
Overview	Mitsui Fudosan developed with Related Cos. and Oxford Properties Group from 2015



□527 Madison Avenue

Location	527 Madison Avenue, New York, NY
Completion	1986
Site Area	11,650 ft ² (Approx. 1,100 m ²)
Total Floor Area	209,604 ft ² (Approx. 19,500 m ²)
Floors	26 floors above and 1 below
Purpose	Offices and commercial facilities
Overview	Acquired 2008



□1251 Avenue of the Americas

Location	1251 Avenue of the Americas, New York, NY
Completion	1970
Site Area	99,359 ft ² (Approx. 9,230 m ²)
Total Floor Area	2,317,635 ft ² (Approx. 215,310 m ²)
Floors	54 above ground and 4 below
Purpose	Offices and commercial facilities
Overview	Acquired in 1986



□Waterfront Corporate Center III

Location	221 River Street, Hoboken, NJ 07030
Completion	2015
Site Area	Approx. 54,000 ft ² (Approx. 5,000 m ²)
Total Floor Area	Approx. 578,000 ft ² (Approx. 54,000 m ²)
Floors	14 above ground and 1 below
Purpose	Offices
Overview	Acquired 2016



□1200 17th Street

Location	1200 17th Street NW, Washington D.C
Completion	September 2014
Site Area	17,013 ft ² (Approx. 1,580 m ²)
Total Floor Area	233,132 ft ² (Approx. 21,660 m ²)
Floors	11 above ground and 2 below
Purpose	Offices and commercial facilities
Overview	Mitsui Fudosan developed with joint developer from 2012



□Homer Building

Location	601 13th Street NW, Washington D.C
Completion	1913
Site Area	43,318 ft ² (Approx. 4,020 m ²)
Total Floor Area	491,913 ft ² (Approx. 45,600 m ²)
Floors	12 above ground and 5 below
Purpose	Offices, commercial facilities and parking
Overview	Acquired in 2012



□270 Brannan Street

Location	270 Brannan Street, San Francisco, CA
Completion	2016
Site Area	37,813 ft ² (Approx. 3,500 m ²)
Total Floor Area	213,302 ft ² (Approx. 19,800 m ²)
Floors	North wing 7 floors, South wing 5 floors
Purpose	Offices and commercial facilities
Overview	Mitsui Fudosan developed with joint developer from 2014

