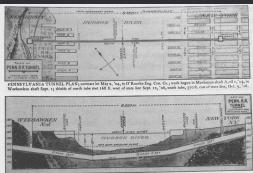


HUDSON YARDS















The area that would become Hudson Yards is a salt marsh

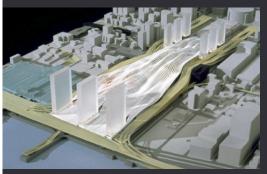
1910

Tunnel between New Jersey and Penn Station is complete 1934

The High Line opens as rail freight system

1987

Toronto-based
Olympia & York attempt
to develop on the
far west side











Canadian Center for Architecture launched a competition on a vision for the West Side Rail Yards 2000

Stadium plans emerge for New York Sports and Convention Center 2005

Stadium plans fail but area is rezoned for commercial use 2007

Five developers compete for a chance to develop the West Side Rail Yards

















2008

Related is designated developer of Hudson Yards by MTA

2009

Economic triggers are negotiated in lieu of a closing

2010

Related closes on partnership with Oxford Properties Group

2011

Coach signs on as anchor tenant at 10 Hudson Yards









TimeWarner

















2012

Construction
begins on
10 Hudson Yards
prior to closing

2013

Related and Oxford close on a 99-year lease as well as Coach, L'Oreal and SAP

2014

Related and Oxford break ground on the Platform

Time Warner and Neiman Marcus sign on as tenants

DESIGN + CONSTRUCTION





HUDSON -YARDS

EASTERN YARD

10 HUDSON YARDS	1,700,000 SF
30 HUDSON YARDS	2,600,000 SF
50 HUDSON YARDS	2,300,000 SF
55 HUDSON YARDS	1,300,000 SF
Retail	1,050,000 SF
Hotel	220,000 SF
Residential	1,870,000 SF
Culture Center	180,000 SF
	11 220 000 SF

WESTERN YARD

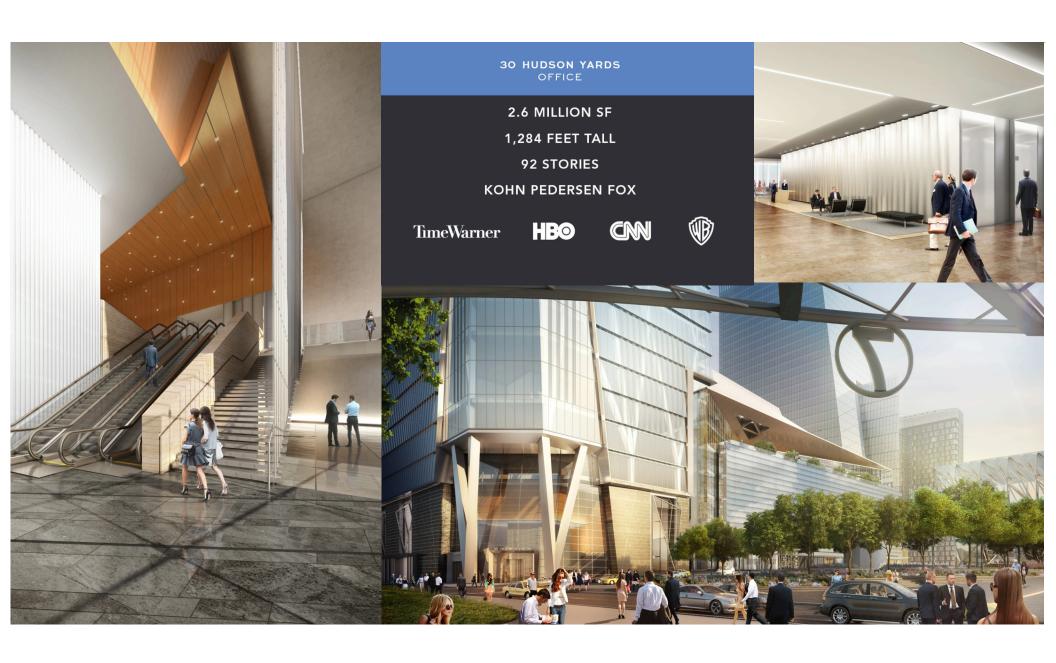
Office	2,000,000 SF
Residential	4,000,000 SF
Retail	100,000 SF
School	120,000 SF
	6,220,000 SF

14 ACRES

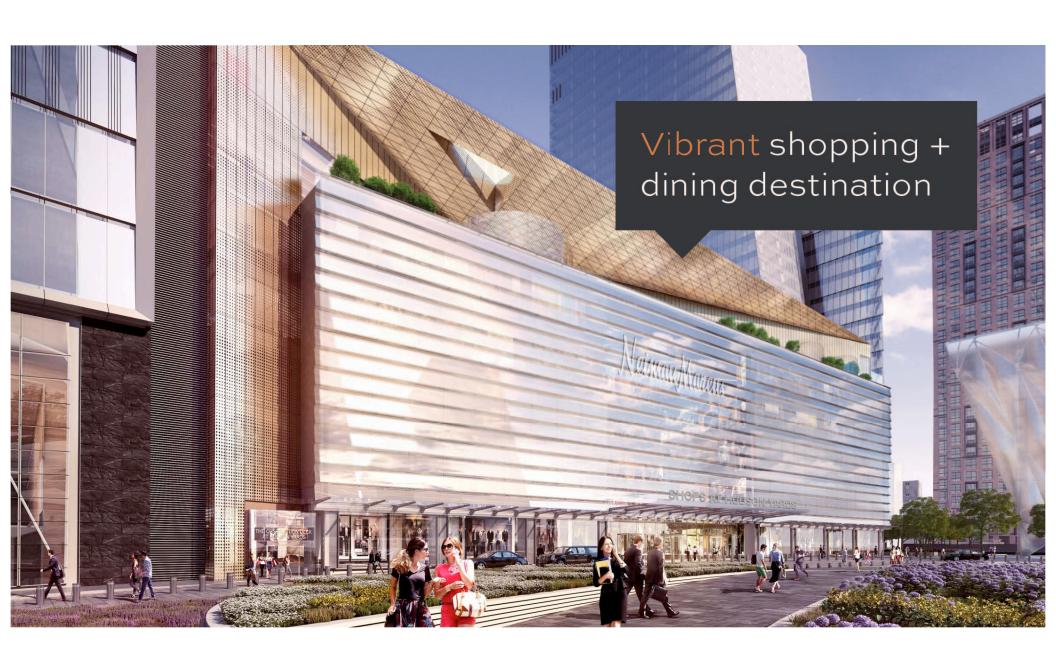
17,440,000 SF

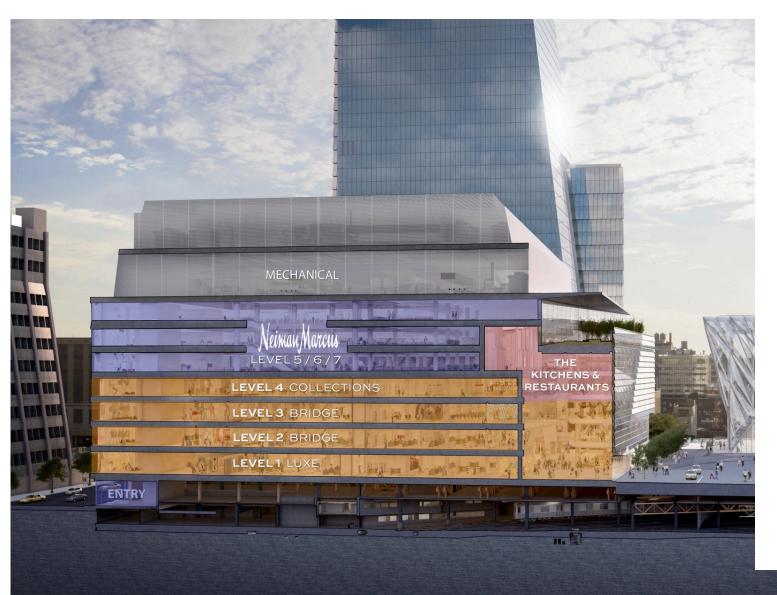
28 ACRES











THE SHOPS & RESTAURANTS PROGRAM

Neiman Marcus 250,000

Retail 319,000

Market 40,000

The Kitchens 30,000

The Restaurants 71,000

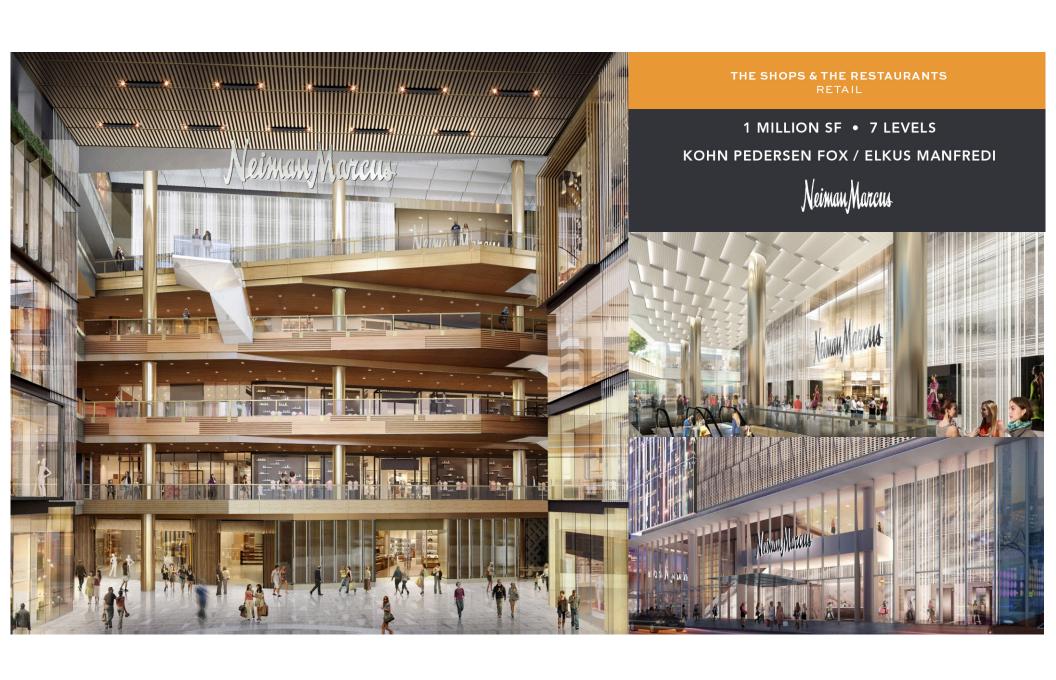
TOTAL

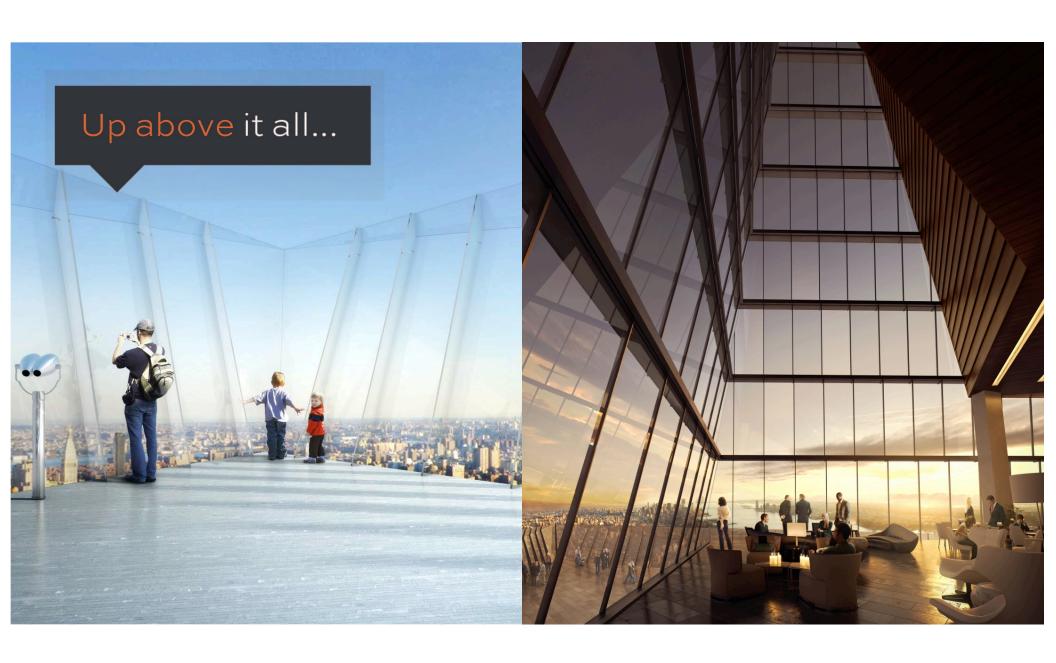
710,000 SF*

*Gross Leasable Area

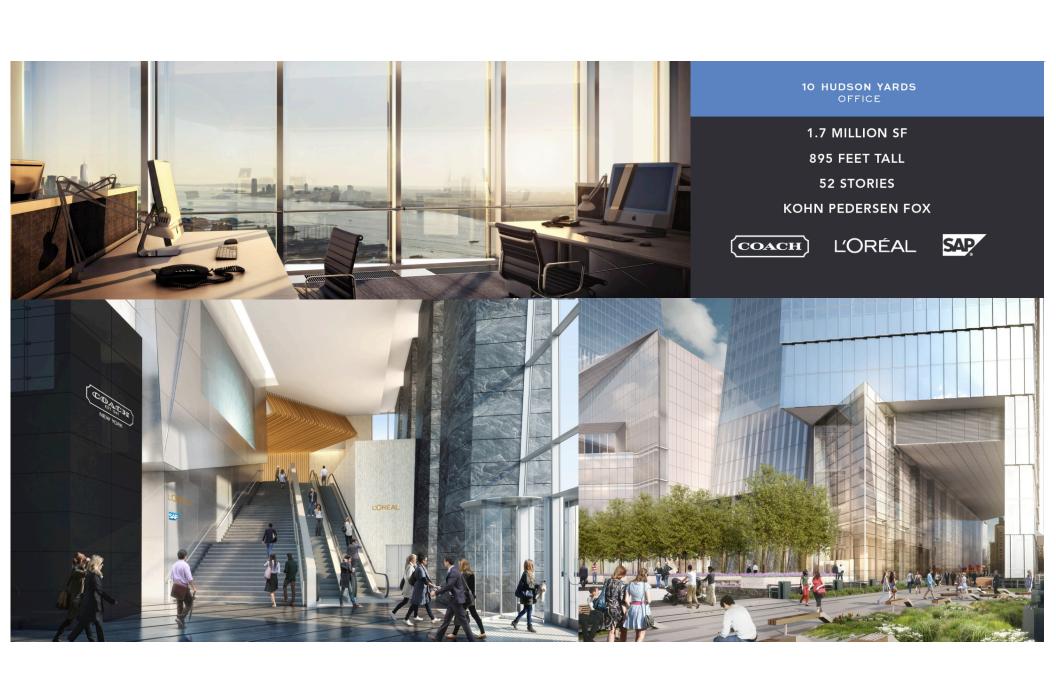
Design: Elkus Manfredi / KPF



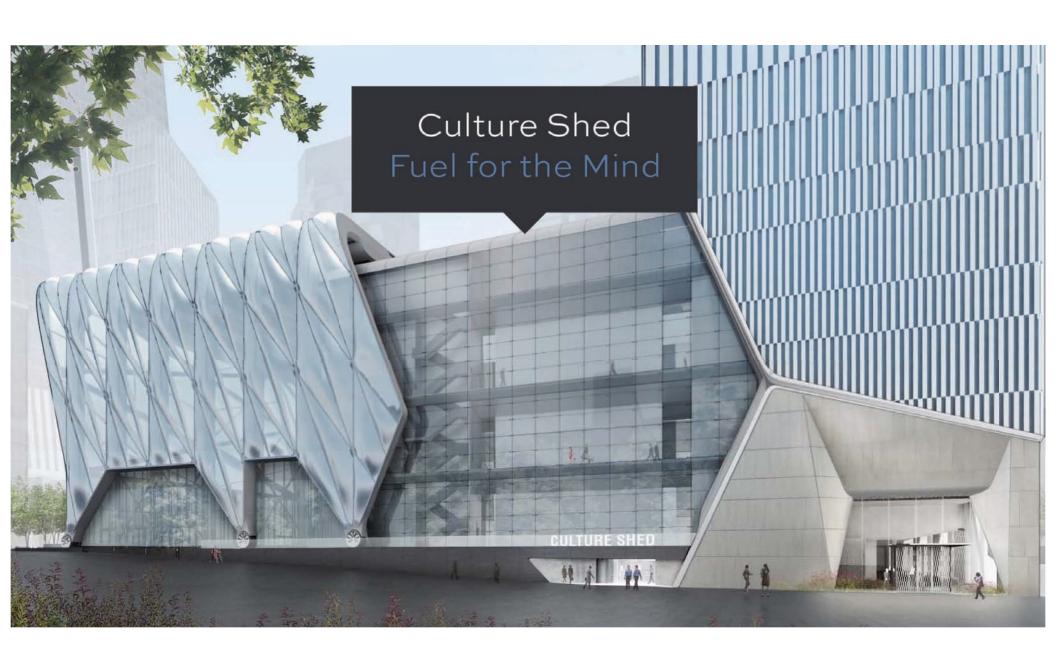


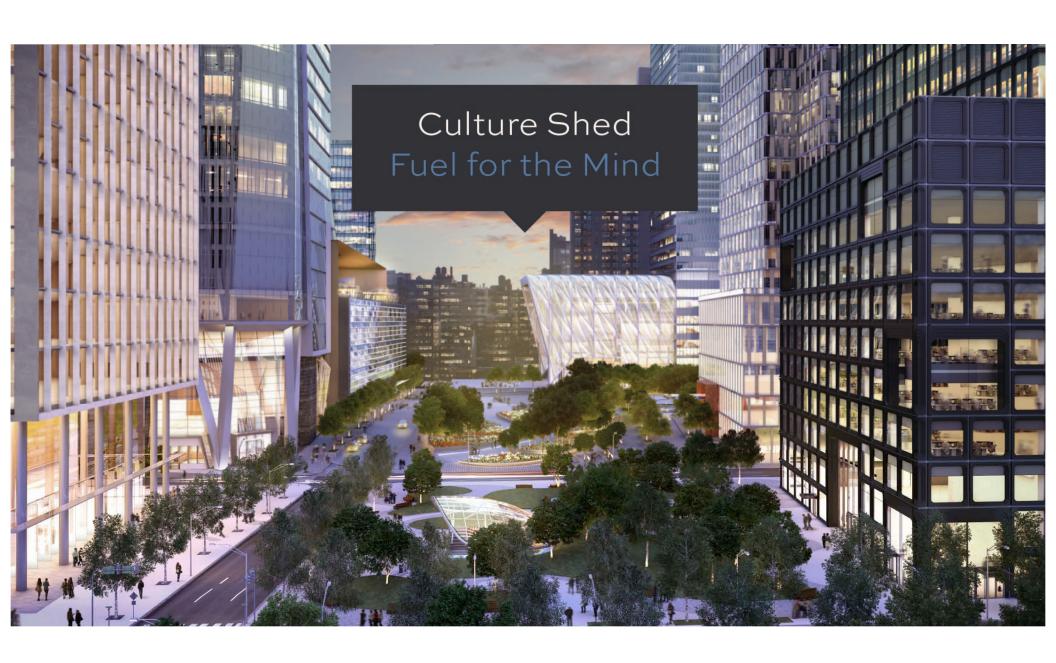


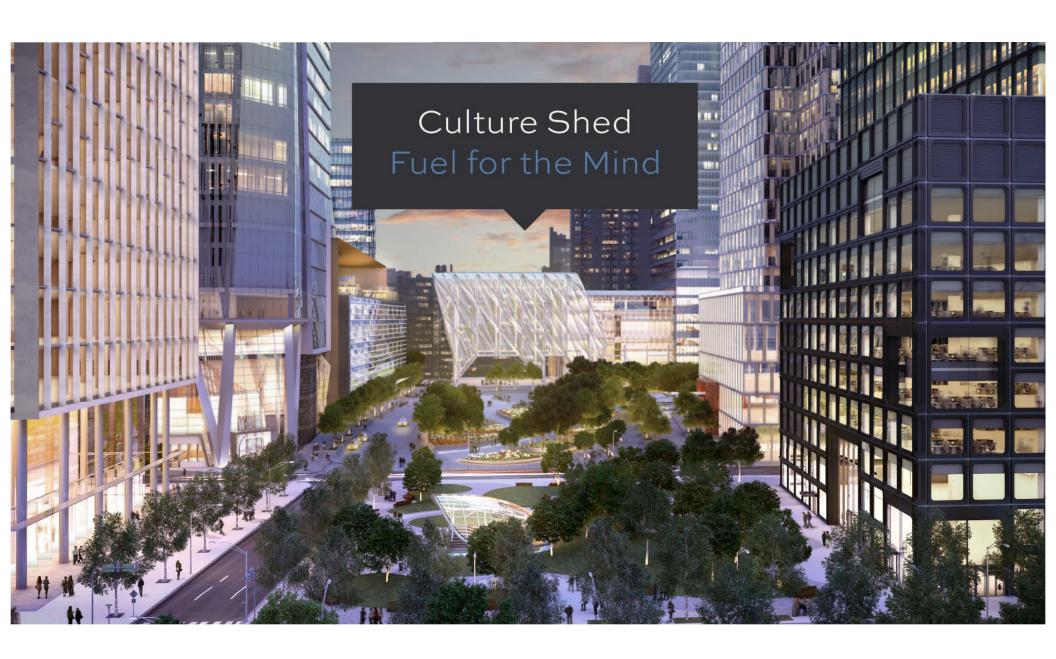


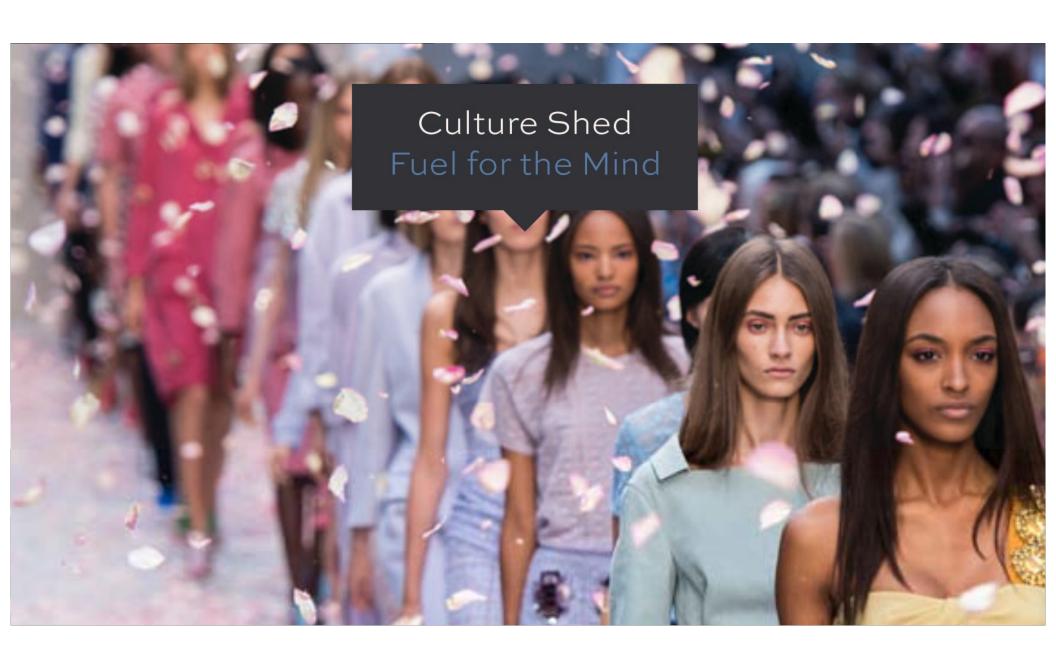


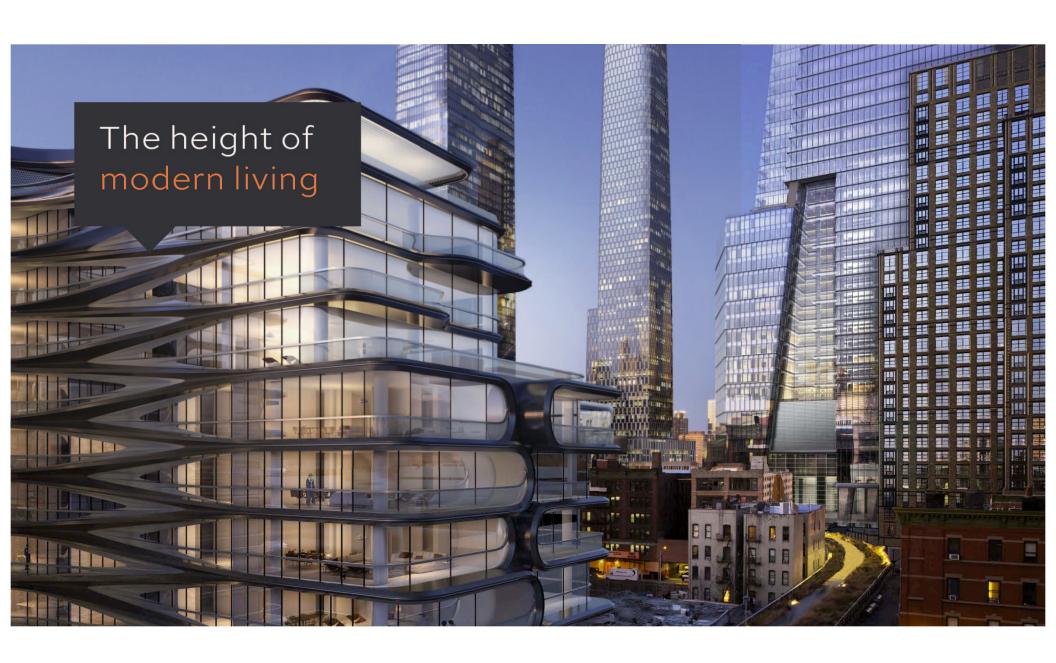


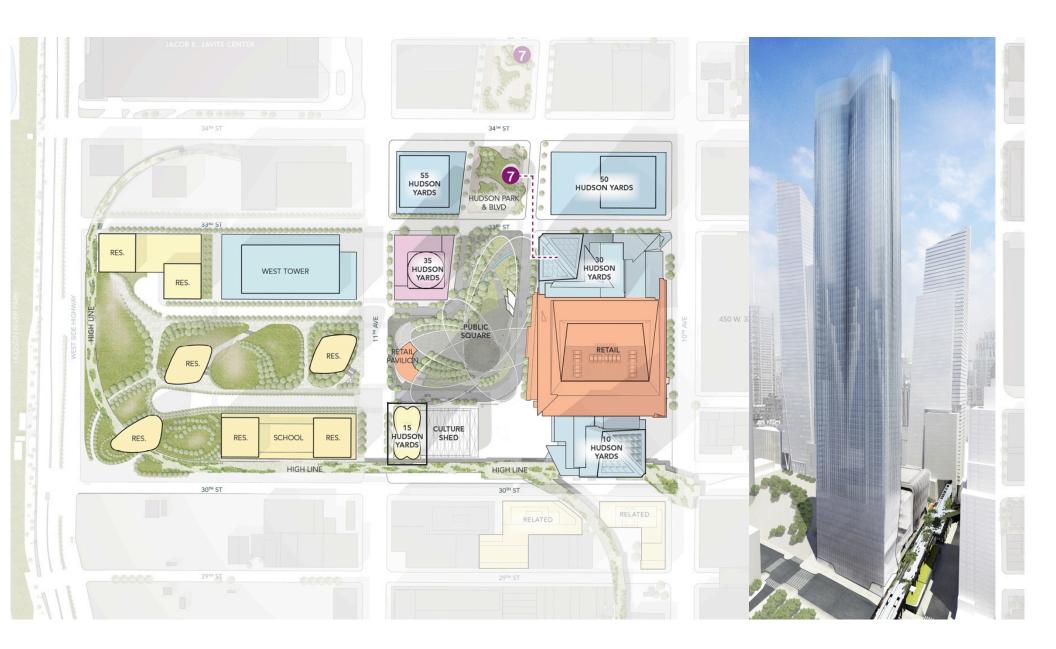


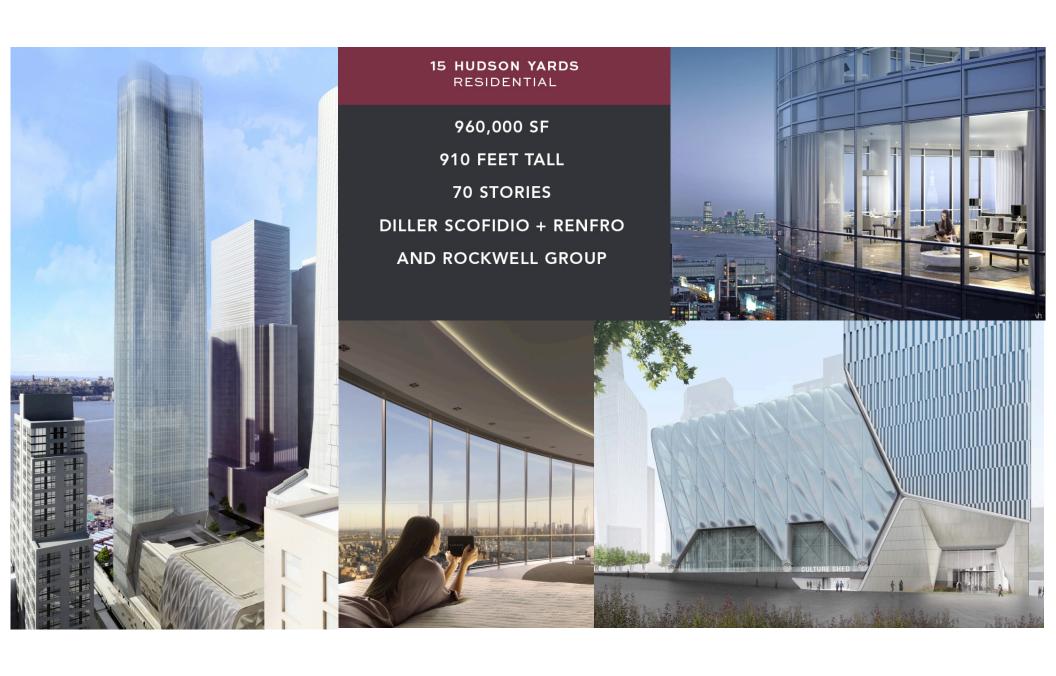


















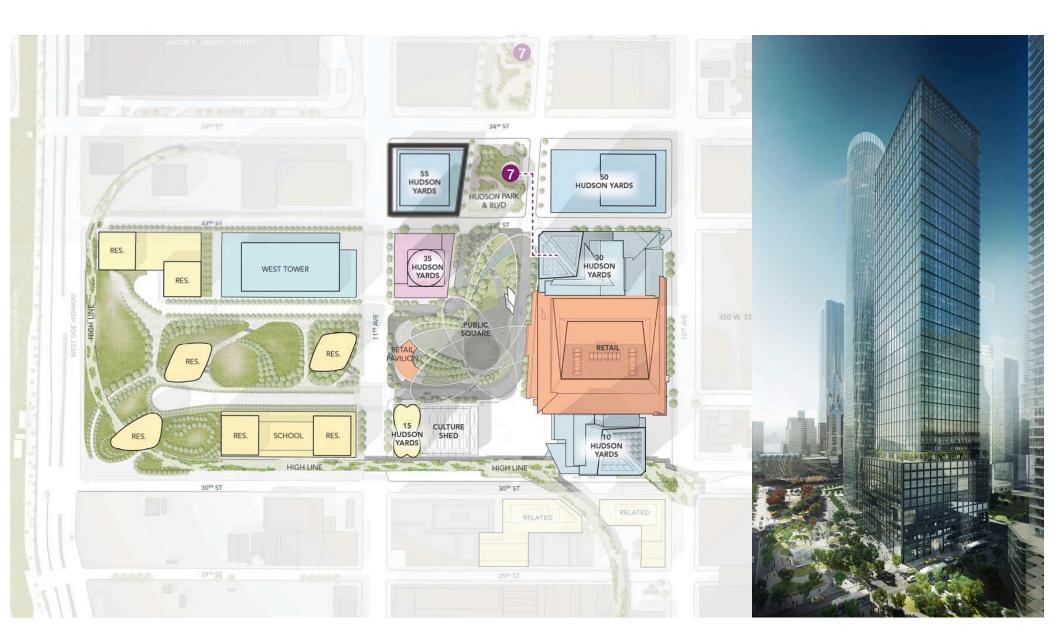
1.13 MILLION SF

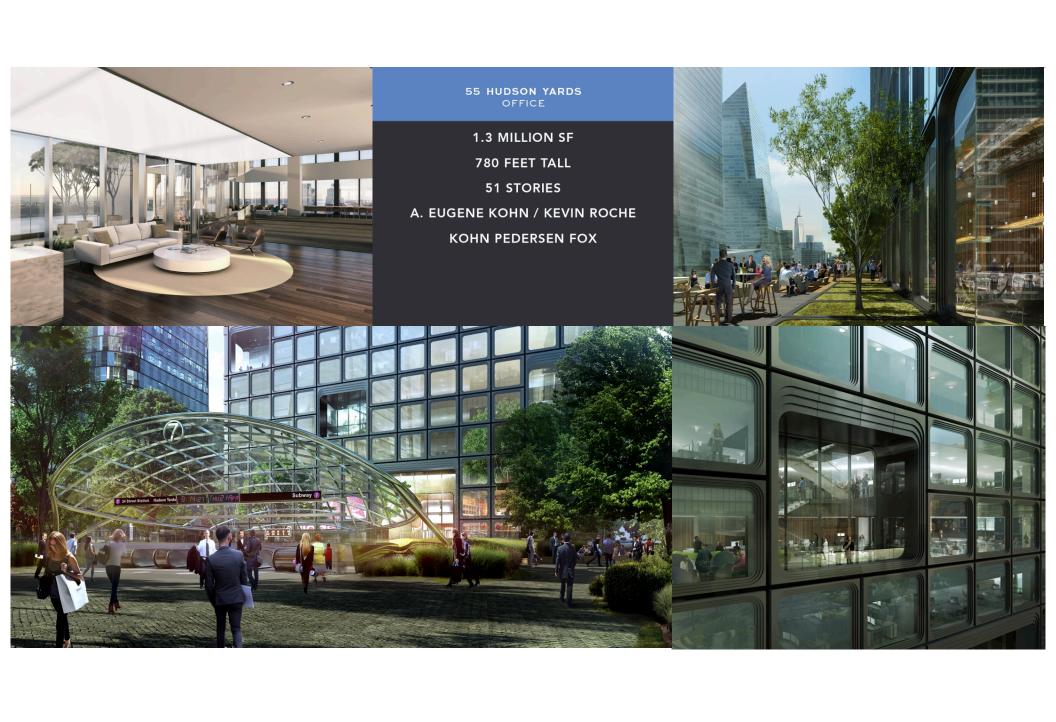
1,000 FEET TALL

79 STORIES

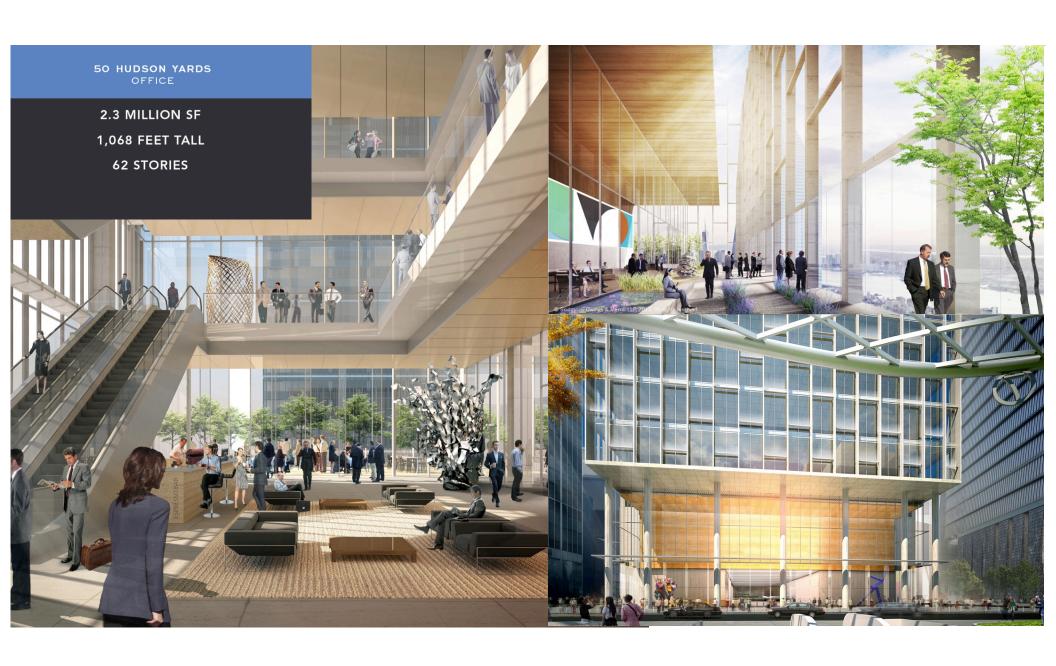
SOM / DAVID CHILDS



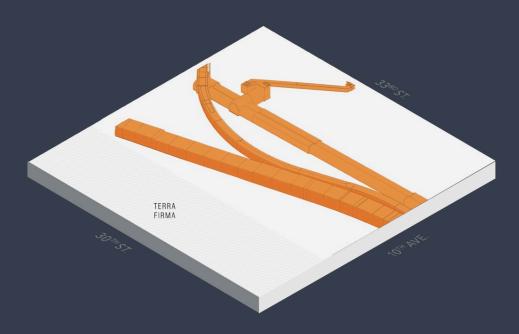




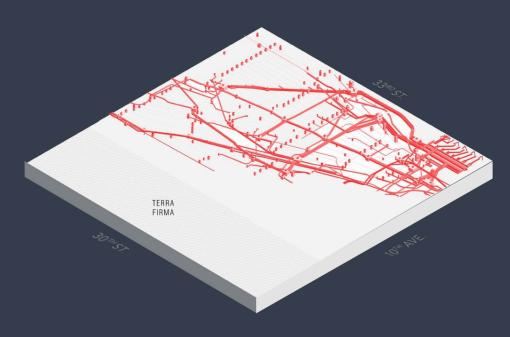




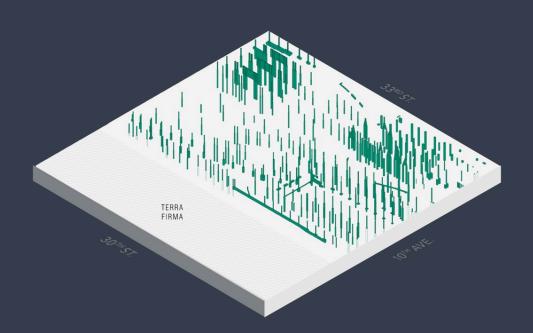




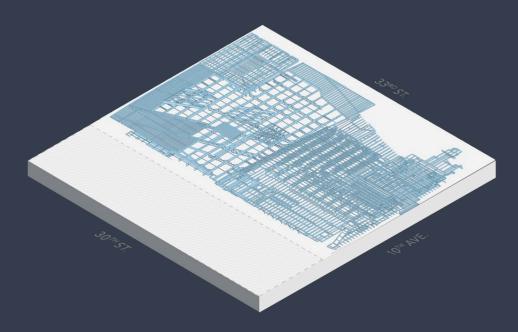
TUNNELS



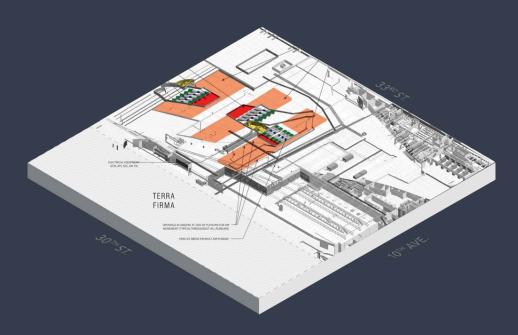
RAILROAD UTILITY



CAISSONS



PLATFORM STRUCTURE



VENT SHAFTS



RELIABILITY AND RESILIENCY



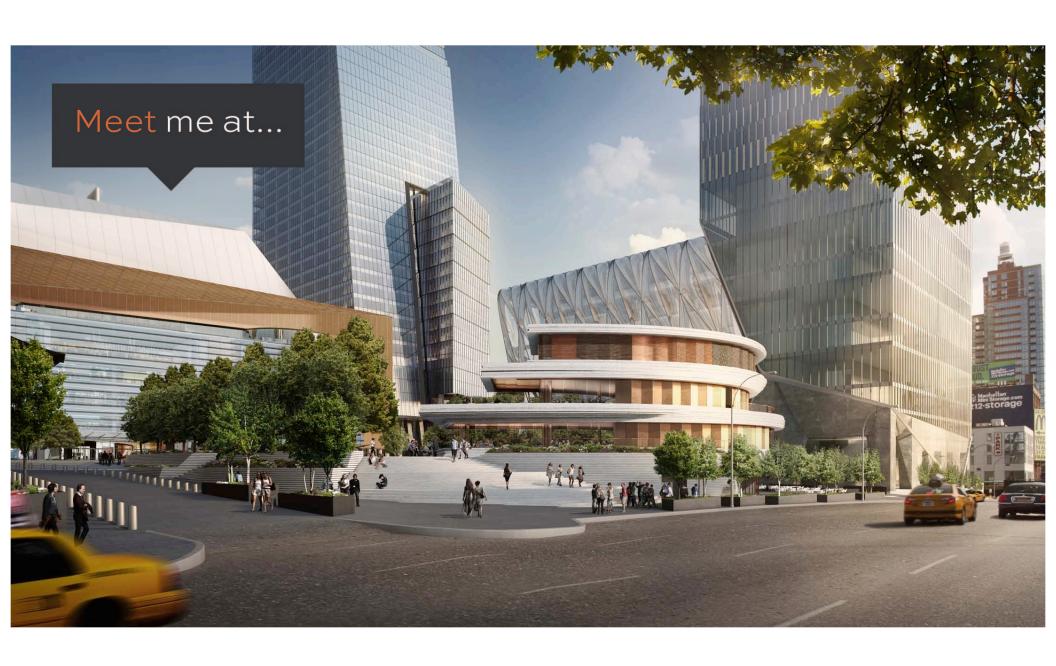
CONNECTIVITY



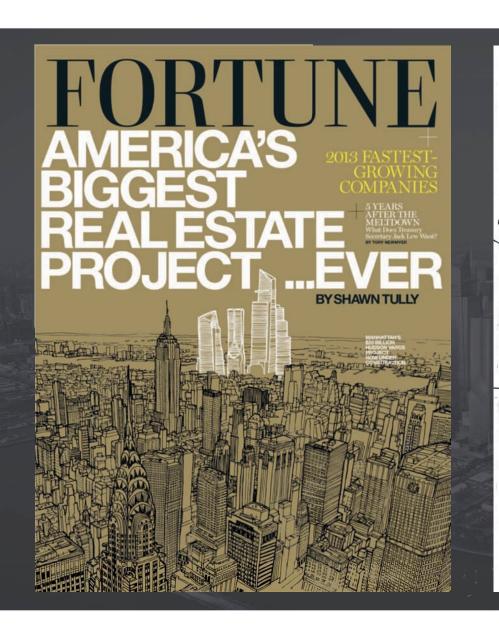
SURFACE AND PLANTING











Harvard Review

MAY 2010

Powerful People Are Better Liars

40 Opinion A.G. Lafley: Time to Take a Stand on CEO Pay

74 Operations
When You've Got to
Cut Costs—Now
Kevin P. Coyne, Shawn T. Coyne,
and Edward J. Coyne, Sr.



The workforce is changing.

Millennials will be...





They want...

A Buzzing Neighborhood Work-Life Integration Fuel for Innovation





POPULATION
400,000
AVERAGE HH INCOME
\$133,000

IN SURROUNDING NEIGHBORHOODS



INCREASE IN HH INCOME BETWEEN 2000 - 2011



40,000

OFFICE WORKERS AT HUDSON YARDS UPON COMPLETION

%
COMMERCIAL OFFICE
VACANCY RATE



350+
ART GALLERIES

100+
RESTAURANTS

IN NEIGHBORING CHELSEA



72% SINGLE HOUSEHOLDS



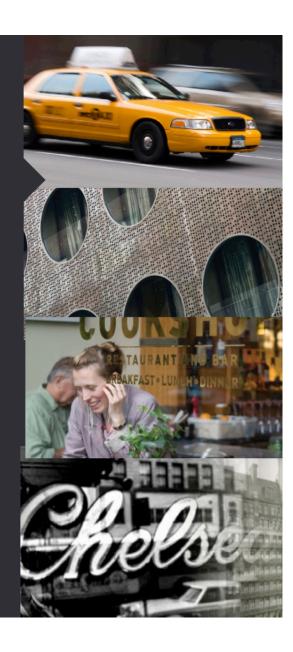
20% YOUNG DIGERATI



30% BOHEMIAN MIX



15% MONEY AND BRAINS









Construction Lenders

EB5 Capital

Sovereign

Starwood

Deutsche Bank

Mezzanine

Sponsor Equity

Tenant Partners

MODERATOR

Mitchell Moss, Professor of Urban Policy and Planning, New York University

PRESENTATION

Jeff T. Blau, Chief Executive Officer, Related Companies
L. Jay Cross, President, Related Hudson Yards

Catie Marron, Chairman, Friends of the High Line

Jeffrey Rosen, Director, Real Estate, Metropolitan Transit Authority