

NEW YORK



Forward-Looking Statements

Statements made in this presentation that are not historical facts, including statements accompanied by words such as “anticipate,” “believe,” “estimate,” “expect,” “forecast,” “intend,” “likely,” “may,” “plan,” “project,” “realize,” “should,” “transform,” “will,” “would,” and other statements of similar expression and other words of similar expression, are forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934.

These statements are based on management’s expectations, estimates, assumptions and projections as of the date of this presentation and are not guarantees of future performance. Actual results may differ materially from those expressed or implied in these statements. Factors that could cause actual results to differ materially are set forth as risk factors in our most recent Annual Report on Form 10-K and Quarterly Report on Form 10-Q filed with the Securities and Exchange Commission. In this presentation, forward-looking statements include, but are not limited to, expectations about the performance of our Master Planned Communities segment and other current income-producing properties and future liquidity, development opportunities, development spending and management plans. We caution you not to place undue reliance on the forward-looking statements contained in this presentation and do not undertake any obligation to publicly update or revise any forward-looking statements to reflect future events, information or circumstances that arise after the date of this presentation except as required by law.

Seaport Overview

New York's Original Neighborhood

- Located in Lower Manhattan's Financial District with sweeping views along the waterfront
- Close proximity to major subway lines, ferry routes and water taxis
- Spans several city blocks including the Historic District / Uplands, Pier 17 and the Tin Building
- Encompasses innovative culinary, entertainment, and cultural experiences spanning 472k SF
- Business segments include landlord operations, managed businesses, events and sponsorships

\$196k

Avg. Household
Income

93%

College
Graduates

47%

Millennial
Residents

In the Heart of Downtown Manhattan



The Seaport is one of the most exciting lifestyle, entertainment, and dining neighborhoods in NYC



SEAPORT

DISTRICT NYC

PIER 17

TIN BUILDING

FULTON MARKET BUILDING

SCHERMERHORN ROW

JOHN ST. SERVICE
BUILDING

85 SOUTH ST.

SEAPORT TRANSLUX

MUSEUM BLOCK

ONE SEAPORT PLAZA

117 BEEKMAN ST

250 WATER ST

Pier 17 Overview

Premier Waterfront Entertainment Venue

Mixed-use asset encompassing office, restaurants and a 60k SF rooftop

- Top-tier office space spans three floors with tenants such as ESPN and Nike's design studio
- Six boxes housing unique restaurants, including concepts by Jean-Georges and Andrew Carmellini
- Rooftop at Pier 17 is equipped to host year-round activations including a 3,500-person concert venue
- 360° views of the World Trade Center, Statue of Liberty and Empire State building

#1

NYC Outdoor
Music Venue

50k

Paying guests at
Winterland in 2023

204k

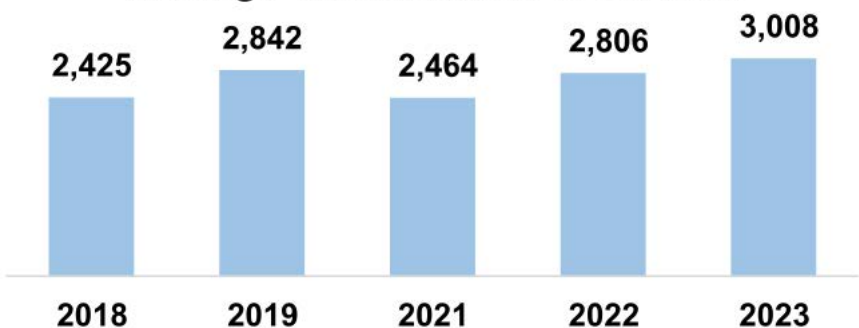
Concert Tickets
Sold 2023



Seaport: Events are Delivering Strong Results

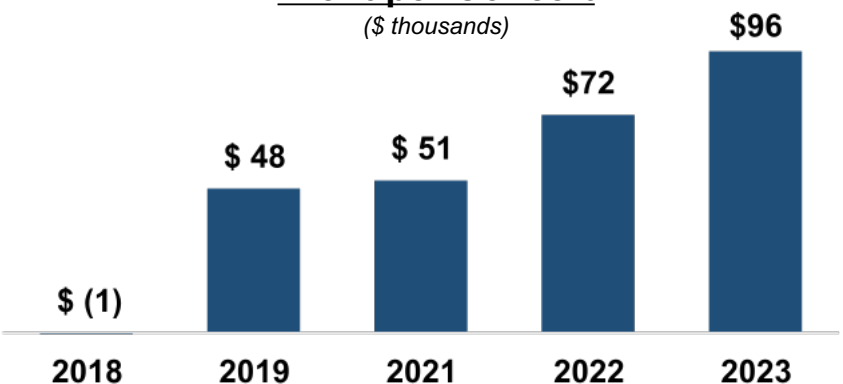
The 2023 Summer Concert Series is the Most Successful Yet

Average Ticket Scans Per Concert



Profit per Concert

(\$ thousands)



“Pier 17 has become the ultimate venue to see a concert.” – TimeOutNY

Pier 17 Culinary

JEAN-GEORGES

THE FULTON

Acclaimed Chef Jean-Georges Vongerichten joins the elite cadre of restaurants in the Pier 17 building at the revitalized Seaport. Described as a ship-to-table seafood experience, diners will bask in the glow of the iconic Brooklyn Bridge while enjoying locally sourced, sustainable seafood dishes cooked to perfection. It's waterfront dining at its finest.

ANDREW CARMELLINI

CARNE MARE and MR. DIPS

James Beard award-winning chef Andrew Carmellini has debuted two new restaurants, adding to the revitalization of the Seaport's Pier 17. Inspired by cucina alla brace, Carne Mare centers its bold flavors around the wood-burning grill. Mister Dips offers a variety of culinary selections including griddled burgers, waffle fries and playful, seasonal dairy dips.

HELENE HENDERSON

MALIBU FARM

Malibu Farm, which began with chef Helene Henderson's communal dinners at her two-acre hillside farm in Malibu, is opening its first New York location at Pier 17. The simple, stylish, organic menu served by Malibu Farm will continue with its fresh, local, and organic approach, offering breakfast, lunch, and dinner in a casual, but stunning waterfront location.



Tin Building Overview

One-of-a-Kind Food & Beverage Destination

- Sprawling 54k SF food emporium with a wide mix of unique food and beverage experiences
- Six unique full-service restaurant offerings across a variety of cuisines
- Five fast-casual food counters, three retail markets, several bars, and mobile ordering and delivery
- Entire marketplace was curated in partnership with Jean-Georges
- The Tin Building opened in September 2022 and has sparked interest from both locals and tourists

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Unique Food
Experiences

600+

Total
Employees

54k

Square Feet



Tin Building – A New Culinary Destination

From breakfast through dinner, the Tin Building is filled with extraordinary things to taste and do. Whatever you're craving, you'll find it here.

FAST-CASUAL DINING



BAR COUNTERS



BAKERY AND COFFEE SHOP



FRESH MEATS AND PRODUCE



SPECIALTY RETAIL MARKETS



CANDY STORE



In Flight - 250 Water St Development

Size

547k
SF

One Acre
Site

Mixed-Use
Development

**Affordable &
Market MF**

**Office &
Retail**

Site
Remediation

Completed in
2023

Mixed-Use Opportunity in Lower Manhattan



250 Water Street Development

