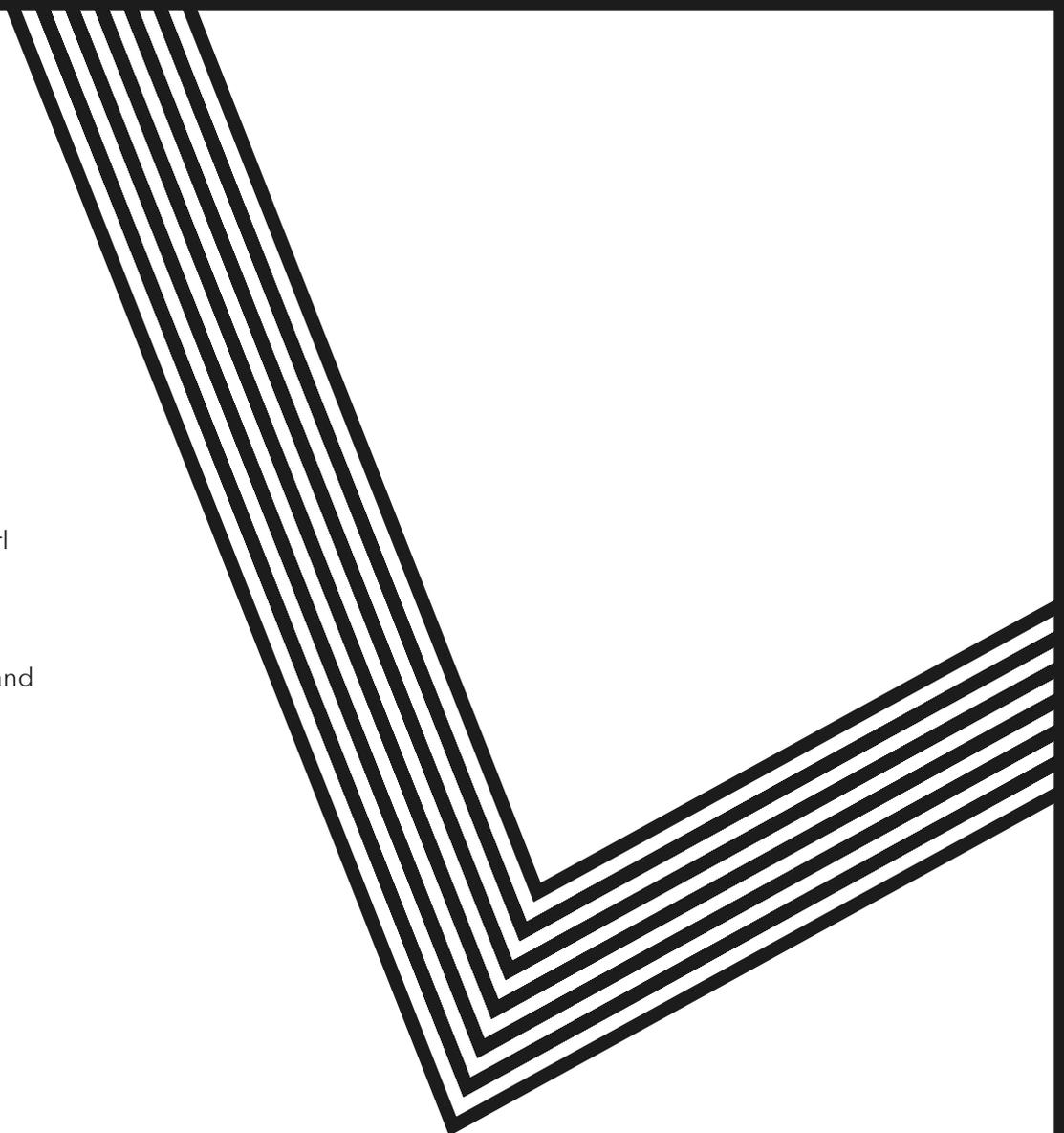


100 | PEARL
STREET



100 PEARL STREET'S NEW CHAPTER



Fully modernized with all new infrastructure and stylish amenities, 100 Pearl Street is the ultimate Downtown address for forward-thinking companies. From a reimagined lobby to the tenant exclusive rooftop and lounge, it is designed to inspire. Surrounded by top dining, shopping, entertainment, and multi-modal transit options, it puts tenants at the center of everything they want and need.

Highlights Include:

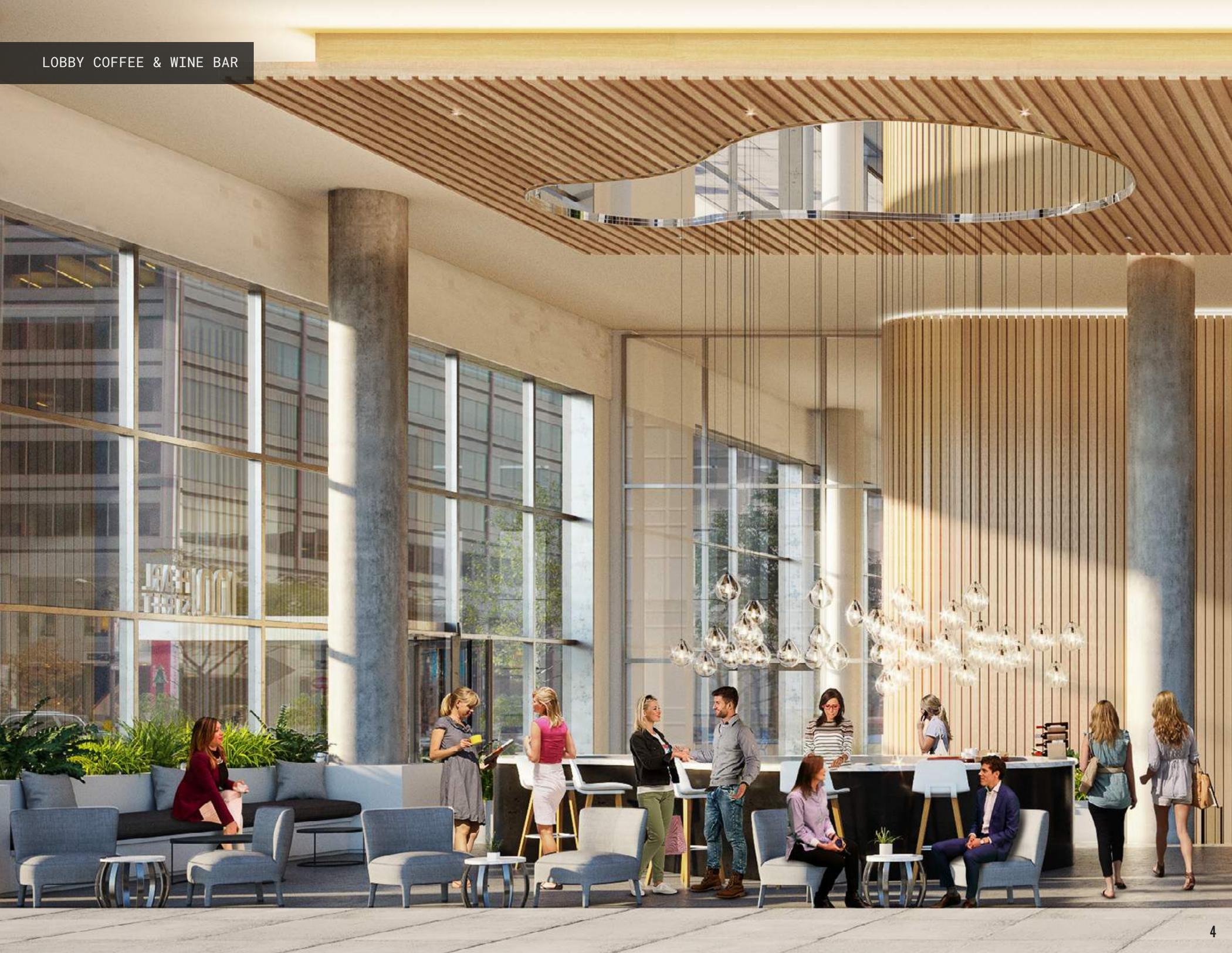
- Fully redeveloped building and modernized infrastructure
- Brand new building lobby and entrance
- On-site food and market hall, coffee and wine bar, white tablecloth restaurant, etc.
- Prime downtown location with seamless access to transportation
- 28th Floor Tenant Exclusive Rooftop & Amenity Lounge
- Impressive views of the New York Harbor

100 PEARL STREET FROM HANOVER SQUARE PARK

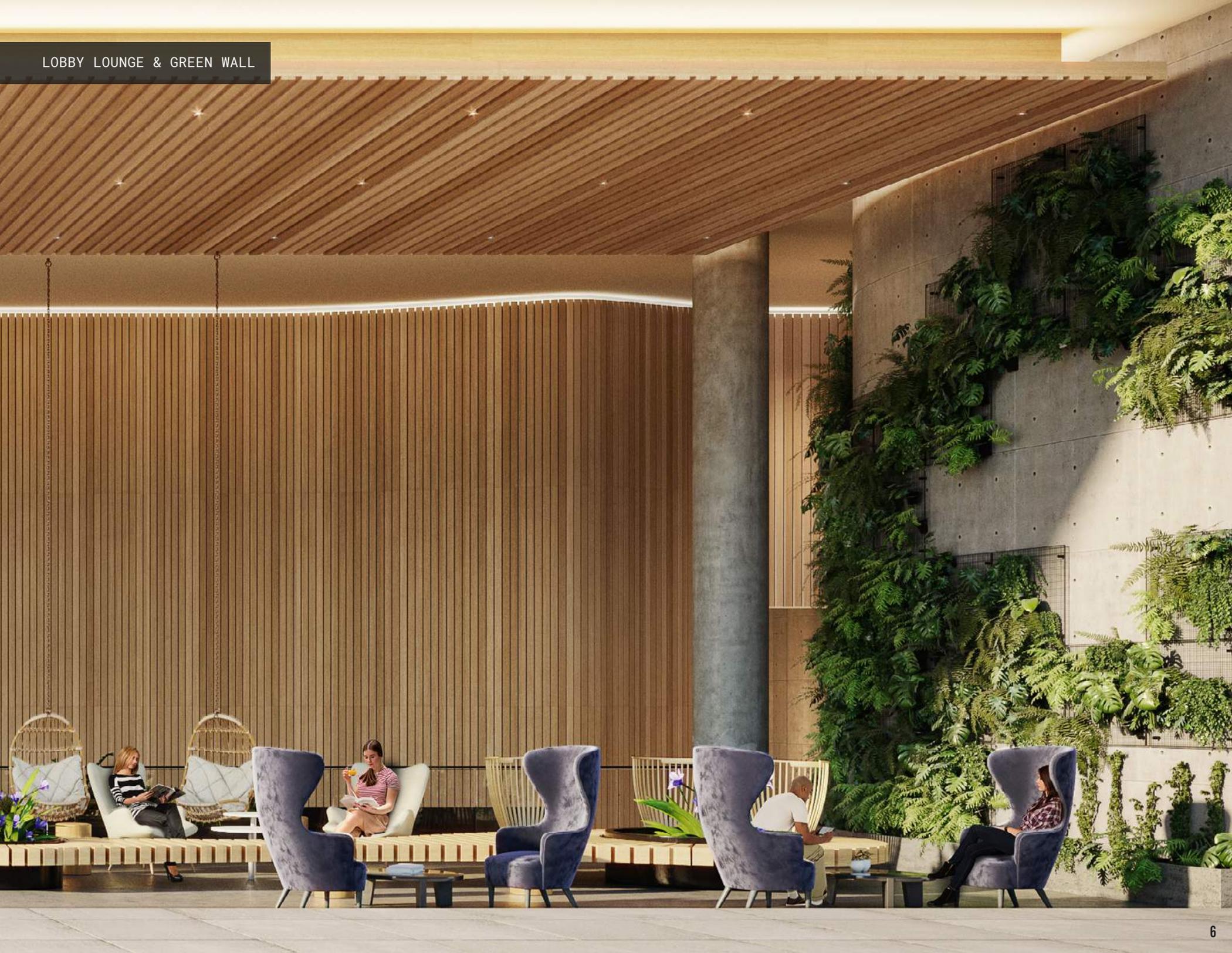


NEW BUILDING ENTRANCE & LOBBY







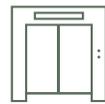




BUILDING AMENITIES



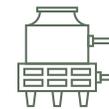
Bike Storage
With Showers



Destination
Dispatch Elevators



State-Of-The-Art
Building Security



New HVAC Systems
& Cooling Towers



24/7 Climate Control
Across All Floors



No Overtime
HVAC Charge



Robust Life-Safety &
Storm Resiliency Systems



On-Site Parking

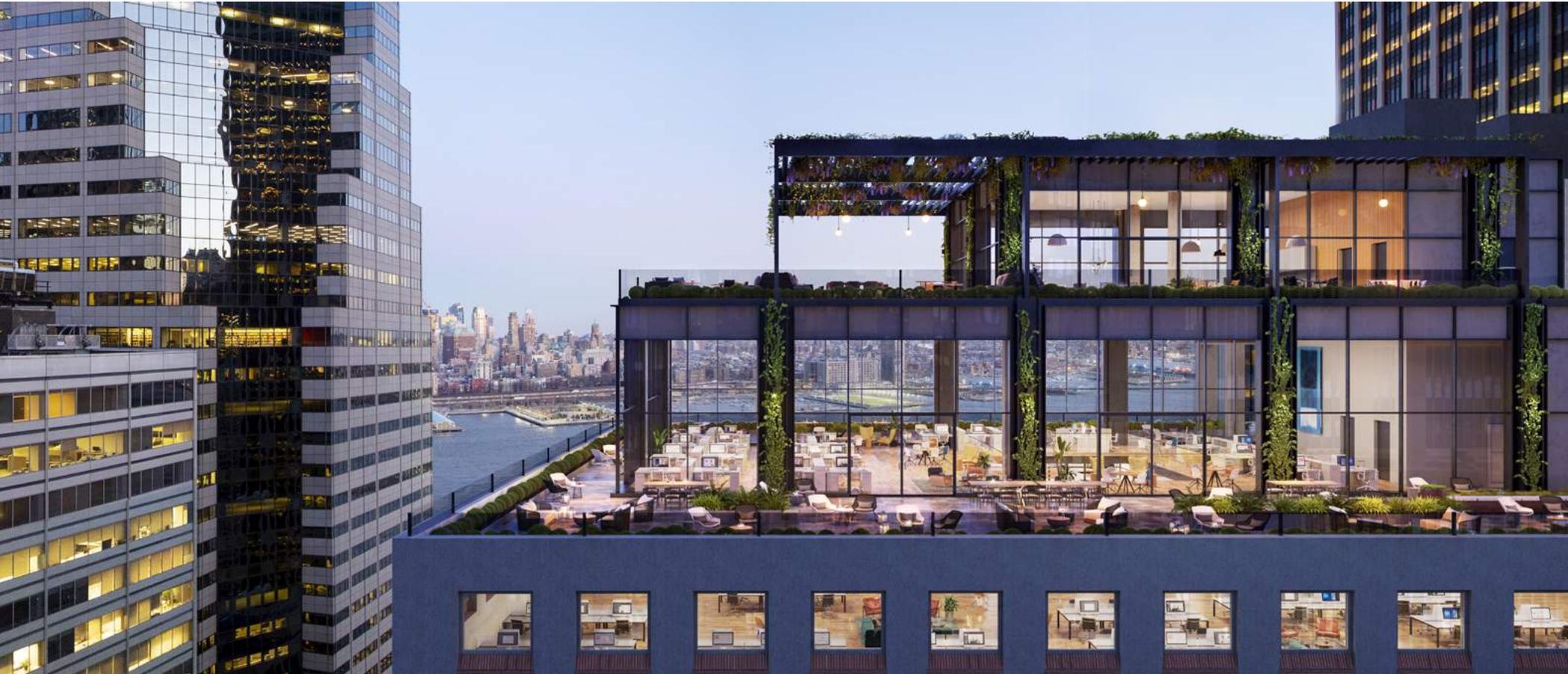


Lobby Coffee
& Wine Bar

100 PEARL STREET AERIAL VIEW



HUMMINGBIRD VIEW OF 28TH & 29TH FLOORS



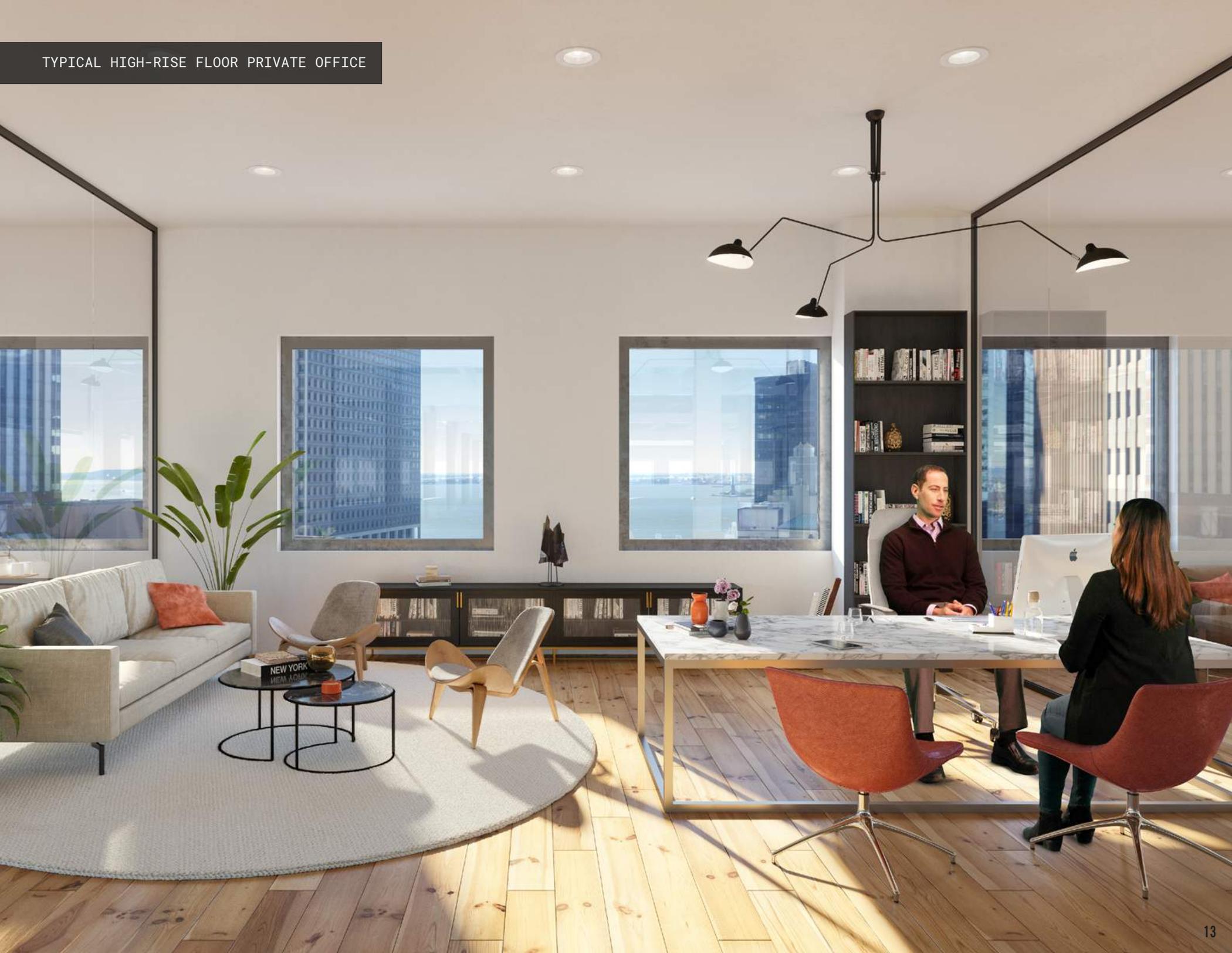
28TH FLOOR TENANT EXCLUSIVE ROOFTOP & AMENITY LOUNGE





TYPICAL HIGH-RISE FLOOR WITH VIEWS OF NY HARBOR





14TH FLOOR FEATURING DOUBLE-HEIGHT CEILINGS



MARKET HALL ENTRANCE FROM WATER STREET



SIGNAGE

Green
NATURE





NOODLES

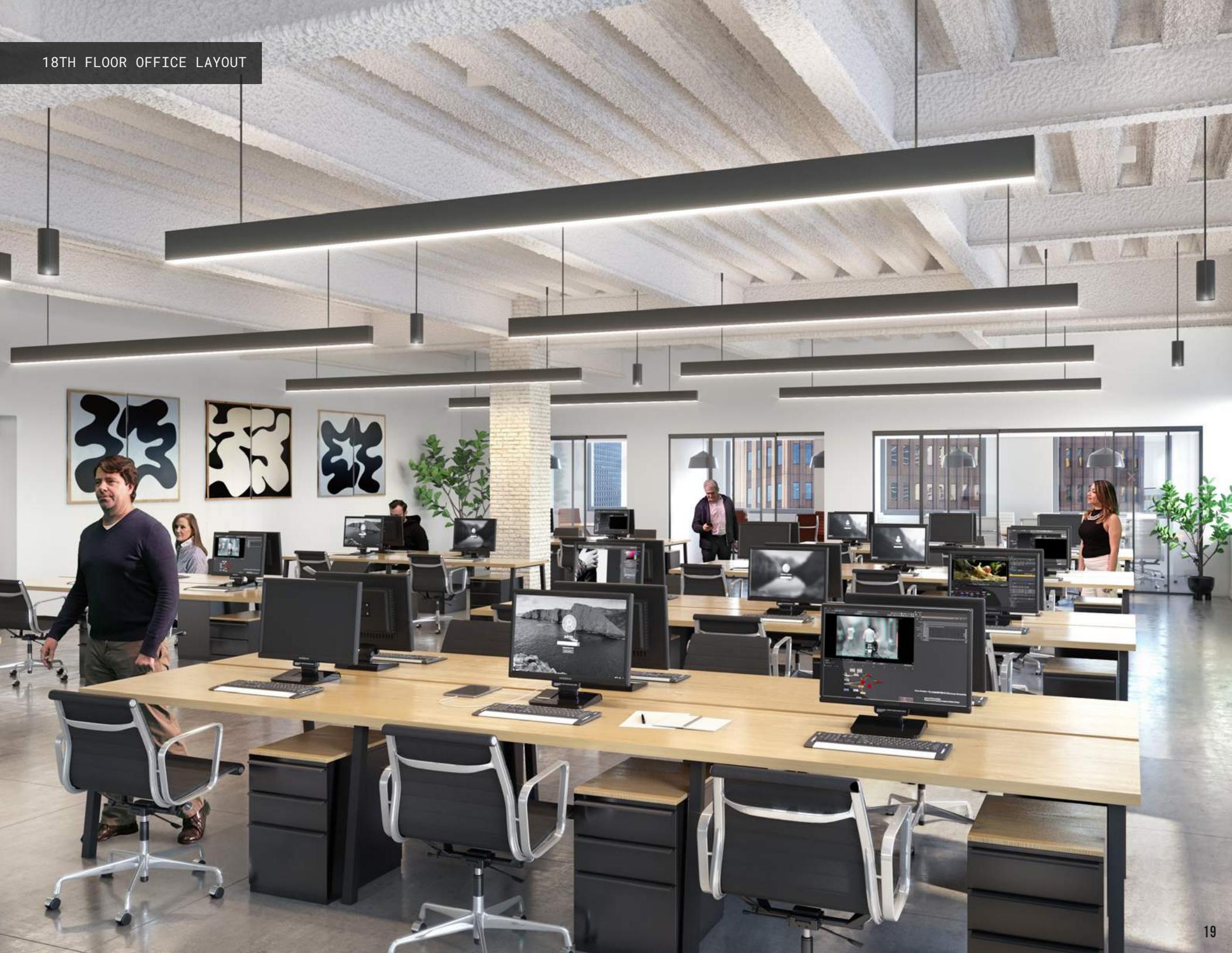
NOODLES

SANDWICHES

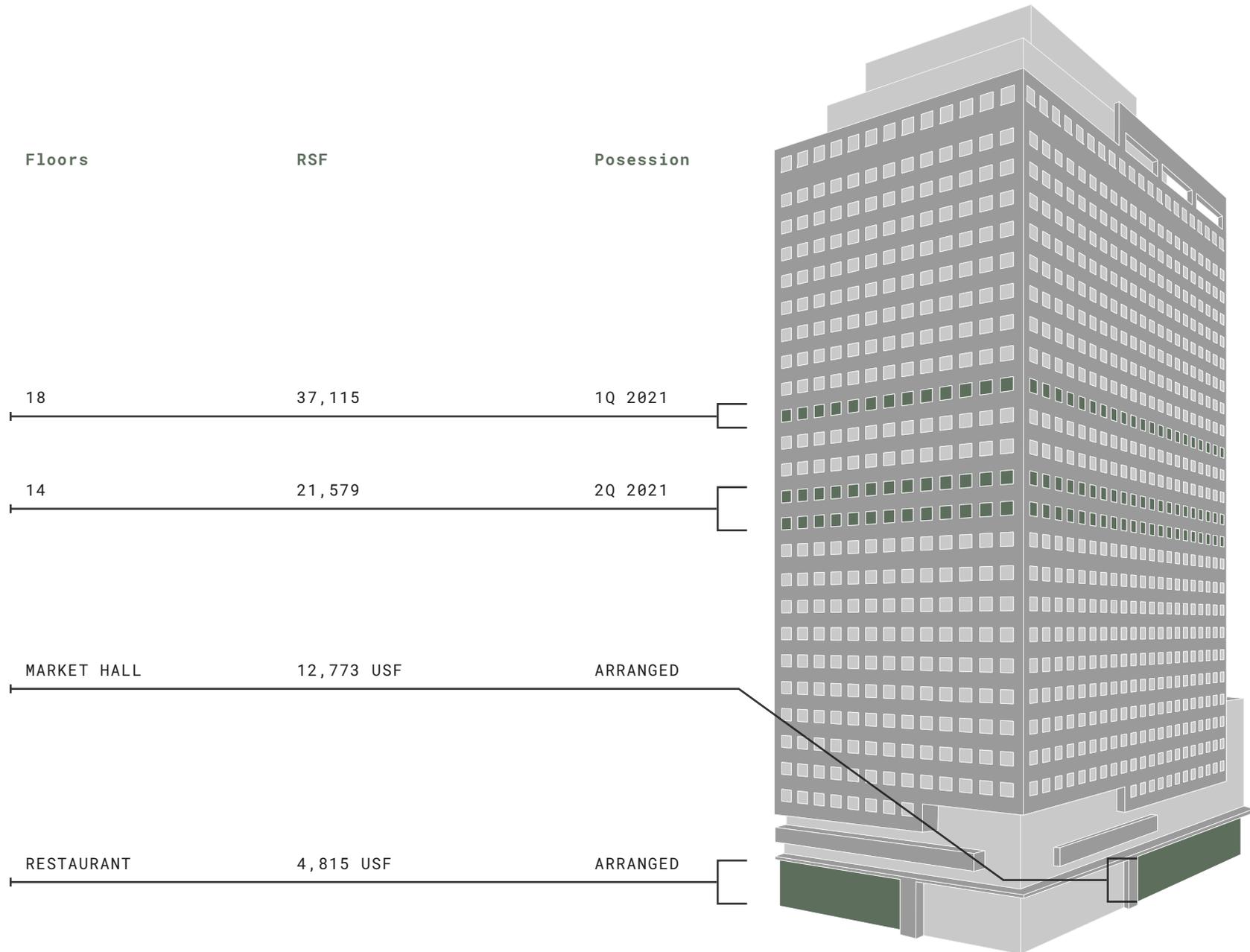
SALADS



18TH FLOOR OFFICE LAYOUT



100 PEARL STREET AVAILABILITIES

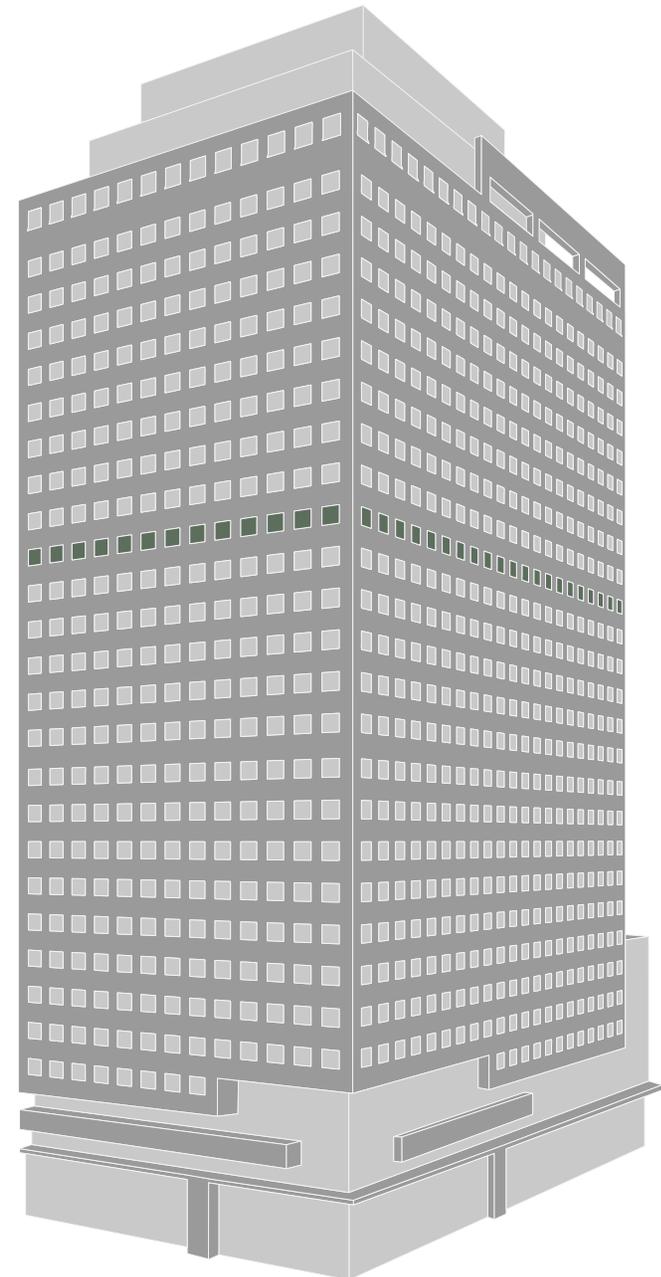


FLOORS 18



Floor	RSF	Possession
18	37,115	1Q 2021

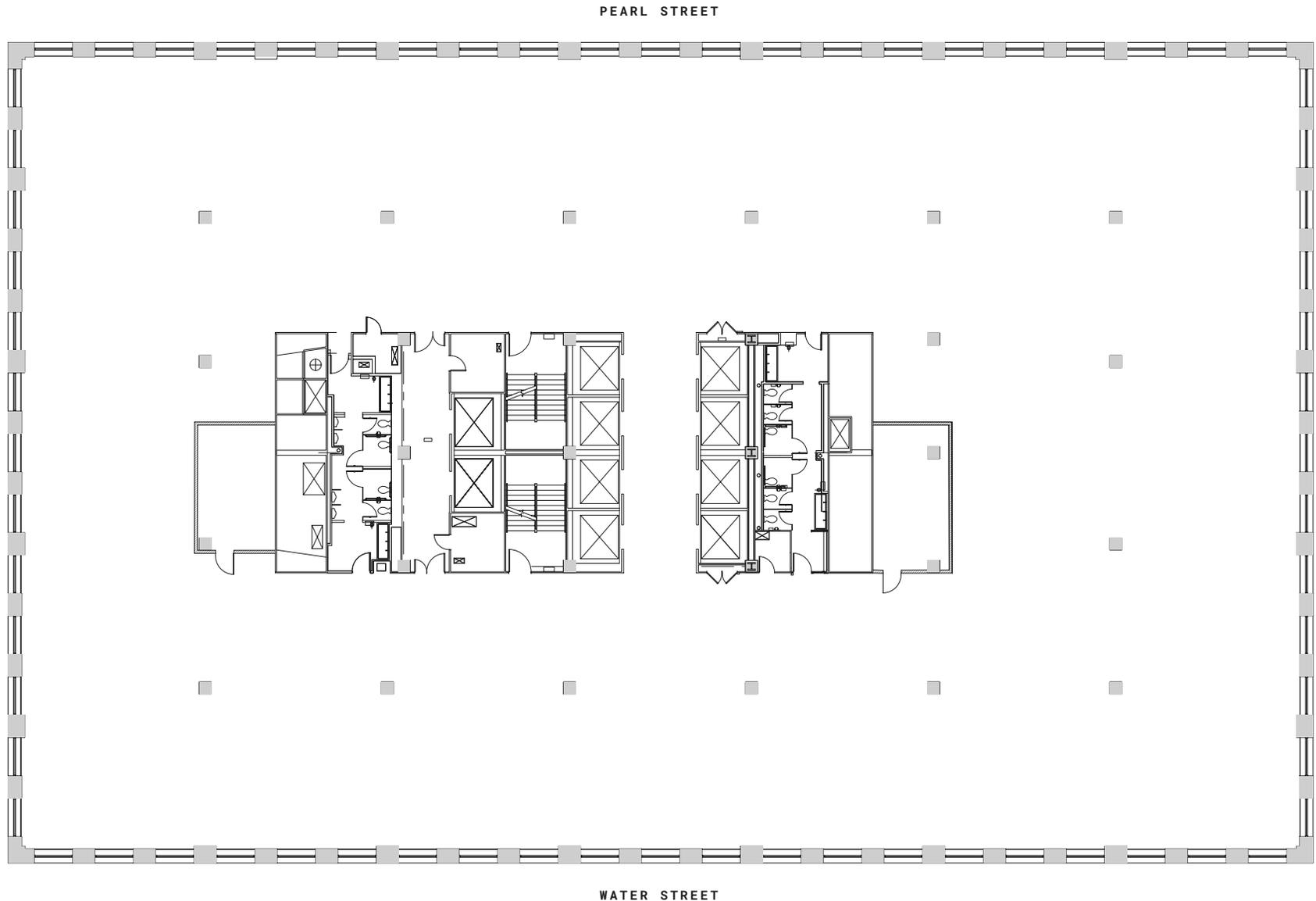
- Floor 18 is 37,115 RSF of modernized space, boasting 12'5" slab-to-slab ceiling heights, amazing views of New York Harbor and Brooklyn and creates the ultimate work environment for all tenants.



FLOOR 18

CORE & SHELL

RSF: 37,115 | POSSESSION: 1Q 2021 | SLAB-TO-SLAB: 12'5"



PEARL STREET

HANOVER SQUARE

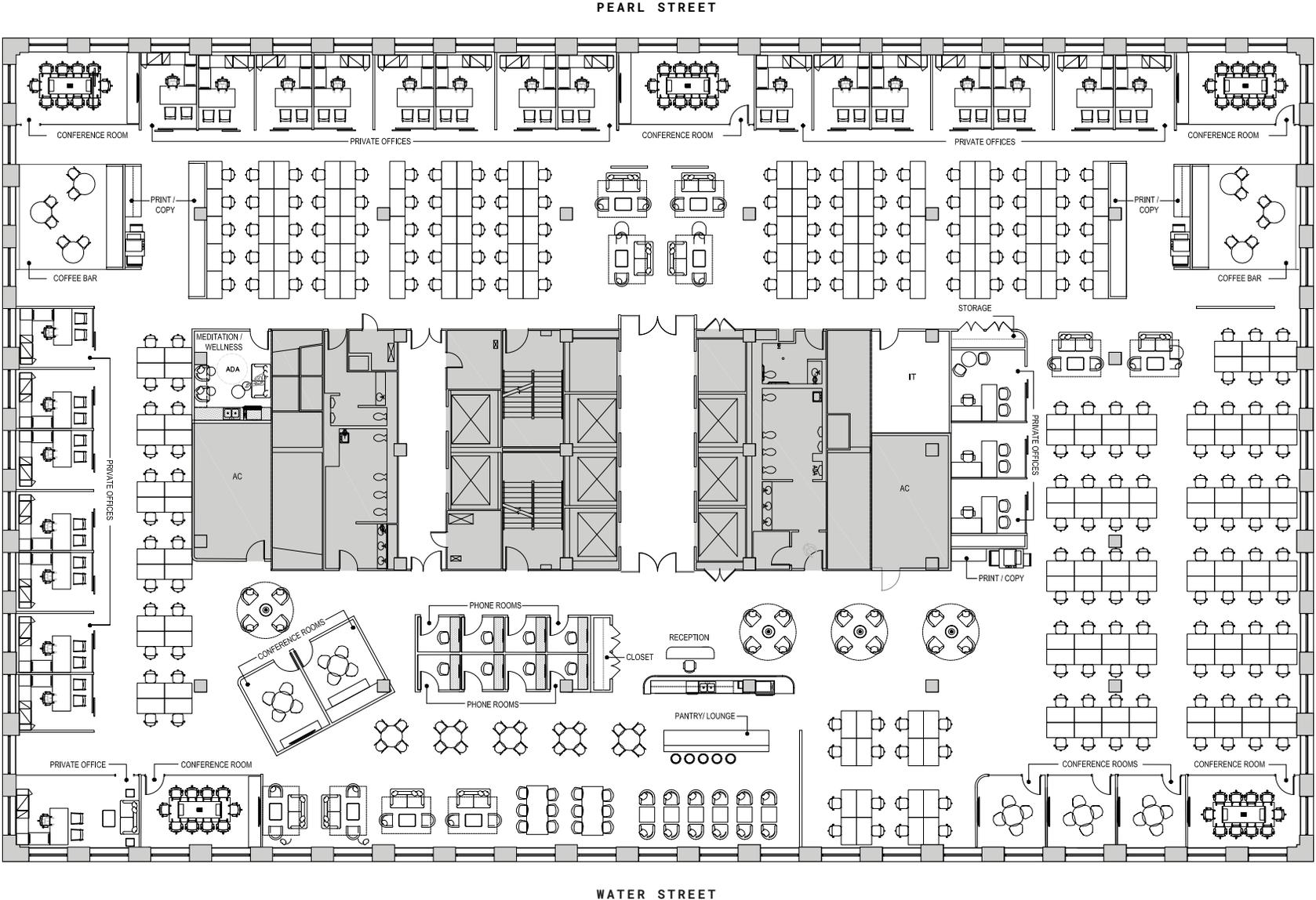
WATER STREET

FLOOR 18

FULL FLOOR PROFESSIONAL SERVICES LAYOUT | TOTAL SEAT COUNT: 293

RSF: 37,115 | POSSESSION: 1Q 2021 | SLAB-TO-SLAB: 12'5"

AVG RSF PER PERSON: 127 | WORKSTATIONS: 274 | OFFICES: 19 | CONFERENCE ROOMS: 10 | PRINT/COPY: 2 | PHONE BOOTHS: 8

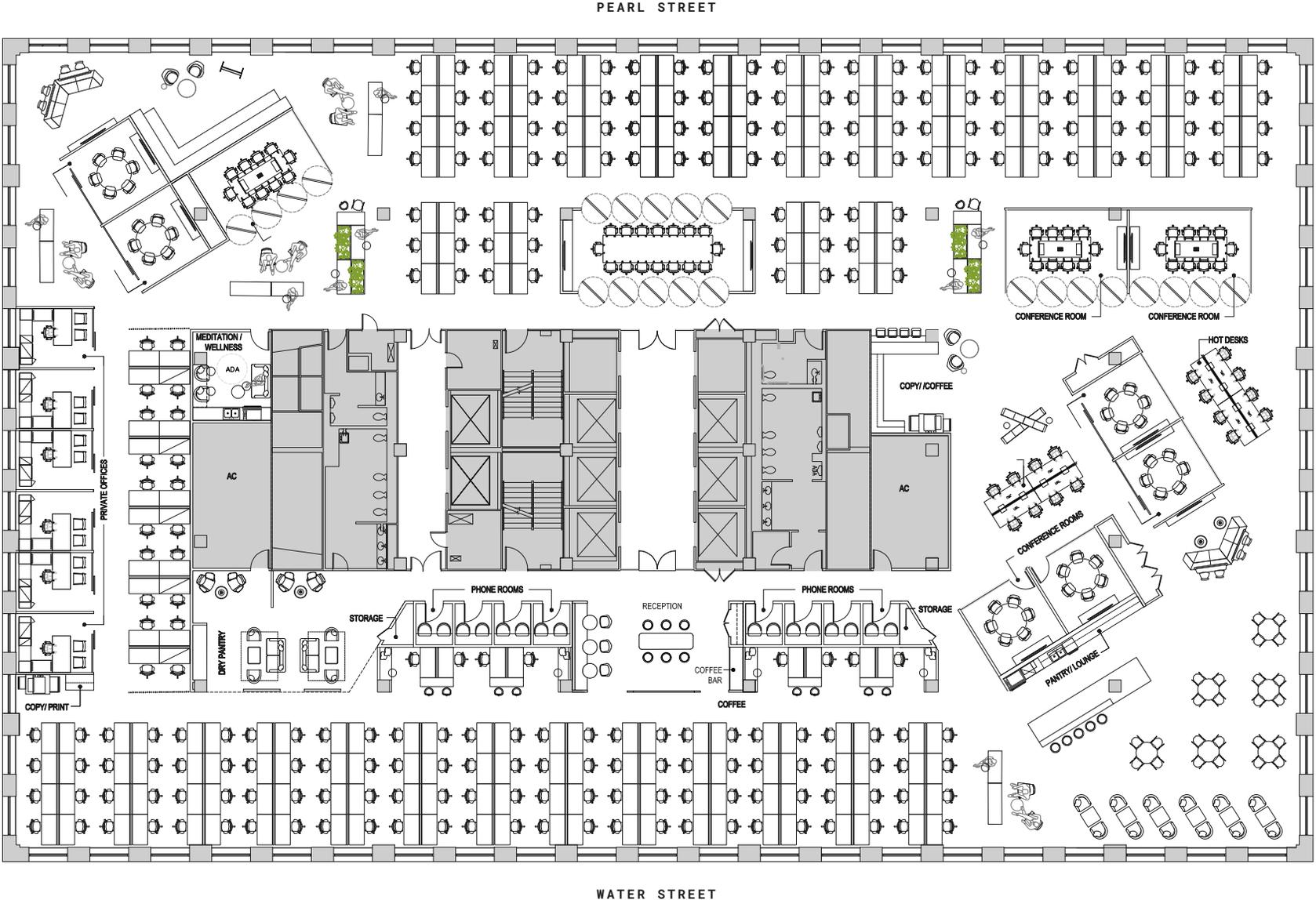


FLOOR 18

FULL FLOOR CREATIVE LAYOUT | TOTAL SEAT COUNT: 268

RSF: 37,115 | POSSESSION: 1Q 2021 | SLAB-TO-SLAB: 12'5"

AVG RSF PER PERSON: 138 | WORKSTATIONS: 252 | OFFICES: 6 | CONFERENCE ROOMS: 10 | PRINT/COPY: 2 | PHONE BOOTHS: 8



FLOOR 18

FULL FLOOR PRE-BUILT LAYOUT | TOTAL SEAT COUNT: 299

RSF: 37,115 | POSSESSION: 1Q 2021 | SLAB-TO-SLAB: 12'5"

AVG RSF PER PERSON: 124 | WORKSTATIONS: 296 | OFFICES: 3 | CONFERENCE ROOMS: 5 | PRINT/COPY: 1 | PHONE BOOTHS: 8

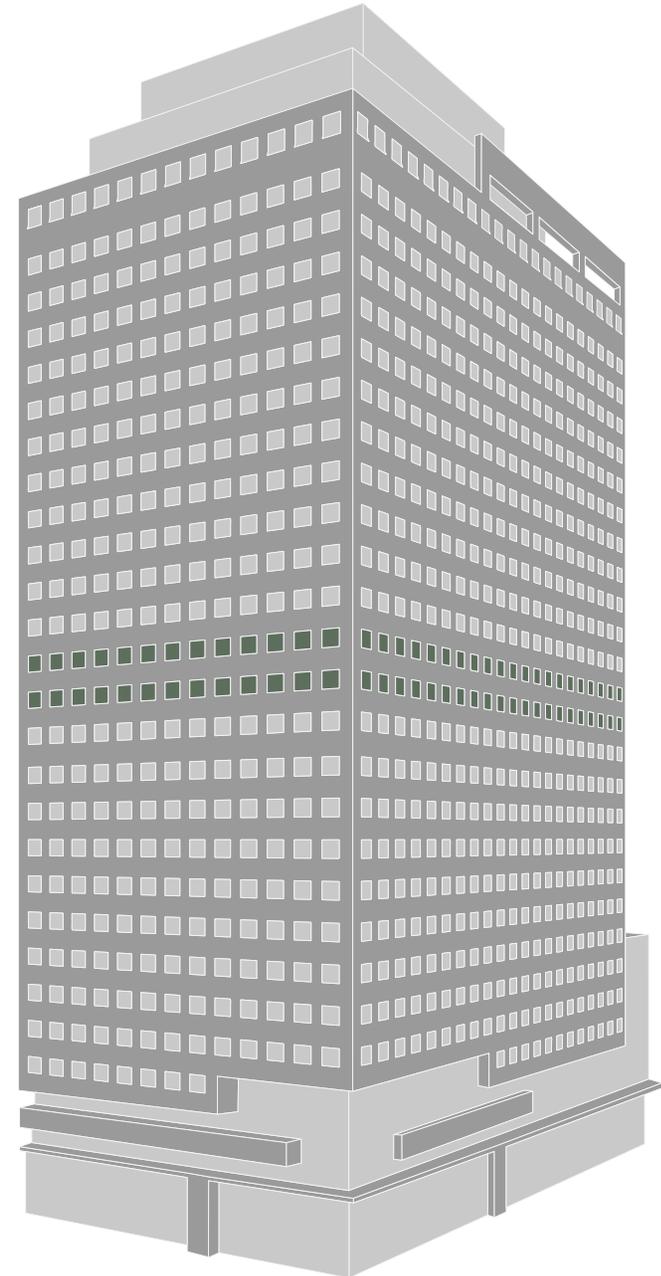


14TH FLOOR (DOUBLE-HEIGHT)



Floor	RSF	Possession
14	21,579	2Q 2021

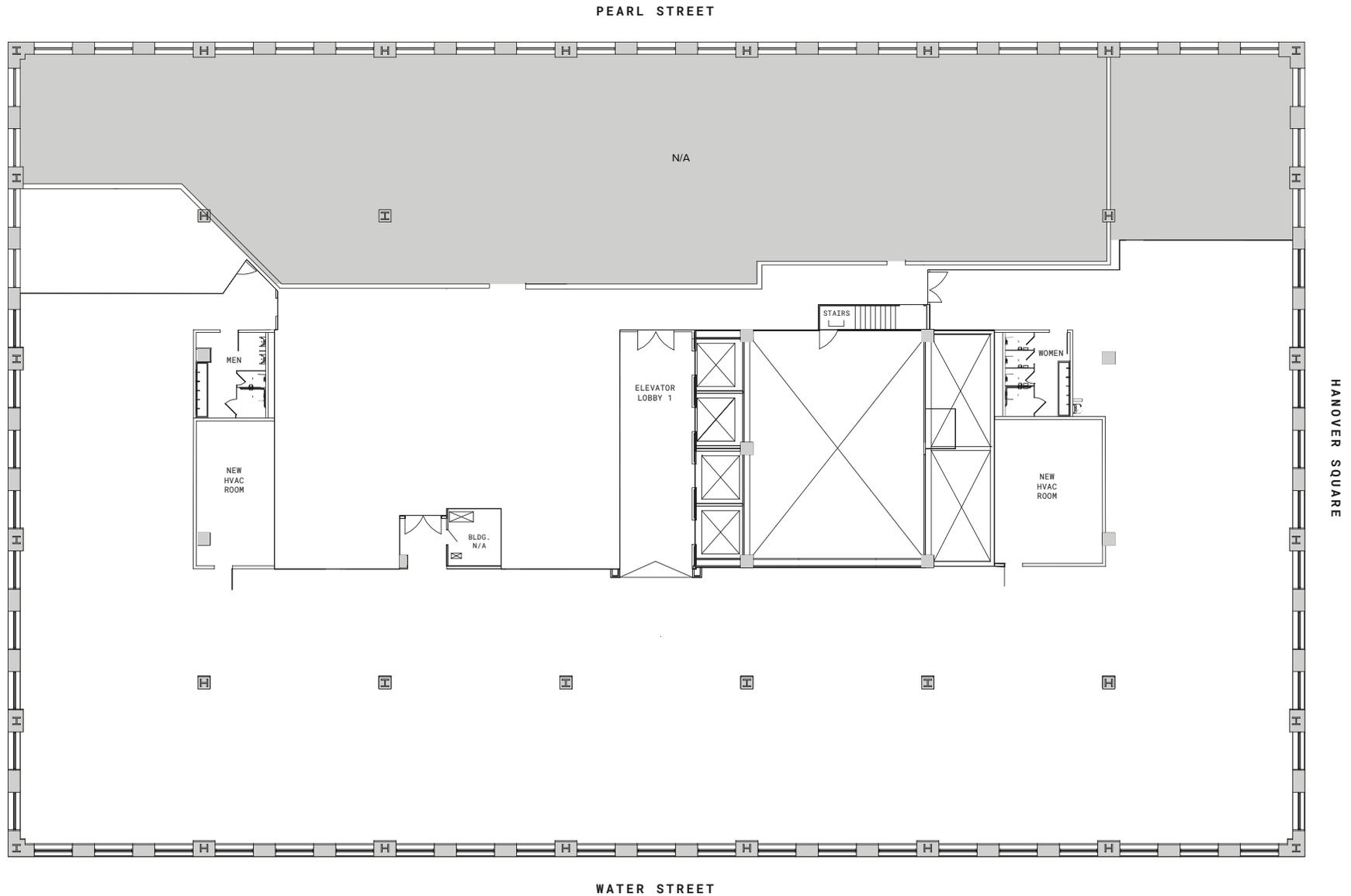
- 21,579 RSF boasts 24' slab-to-slab ceiling heights, excellent natural light and views of the Statue of Liberty and New York Harbor.
- This dramatic space could be used as a conference/amenities floor for a larger user or a spectacular single tenant office for any office use.



14TH FLOOR (DOUBLE-HEIGHT)

CORE & SHELL

RSF: 21,579 | POSSESSION: 2Q 2021 | SLAB-TO-SLAB: 24'0"

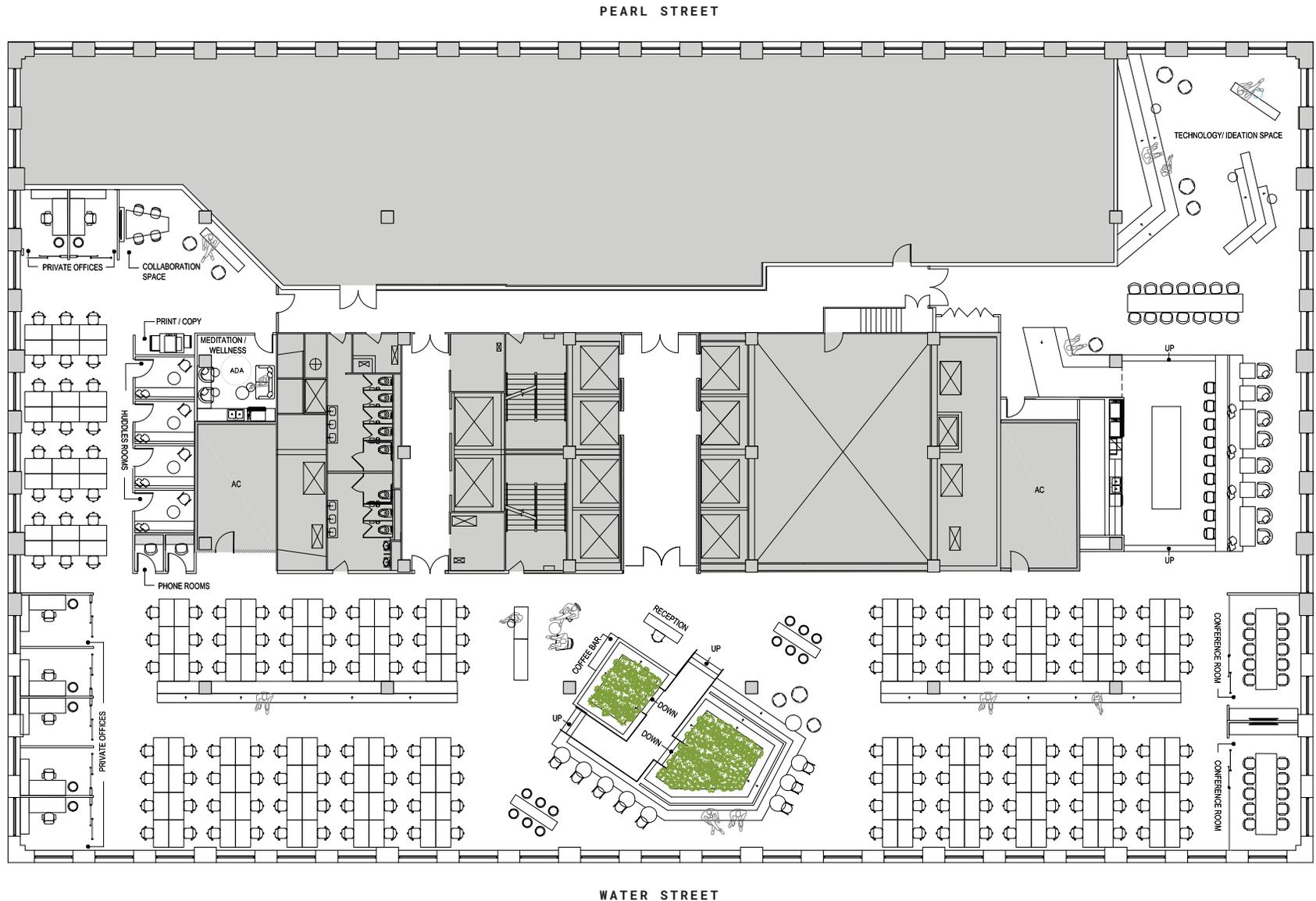


14TH FLOOR (DOUBLE-HEIGHT)

CREATIVE STUDIO LAYOUT | TOTAL SEAT COUNT: 171

RSF: 21,579 | POSSESSION: 2Q 2021 | SLAB-TO-SLAB: 24'0"

AVG RSF PER PERSON: 140 | WORKSTATIONS: 164 | OFFICES: 7 | CONFERENCE ROOMS: 6 | PRINT/COPY: 1 | PHONE BOOTHS: 2



MARKET HALL RETAIL

- 12,773 USF of curated food hall space
- Multiple kiosks/bars available throughout
- Walkthrough arcade with all glass frontage on both Water Street and Pearl Street
- 21 ft. ceilings
- Ventilation and utilities to be stubbed

Floors

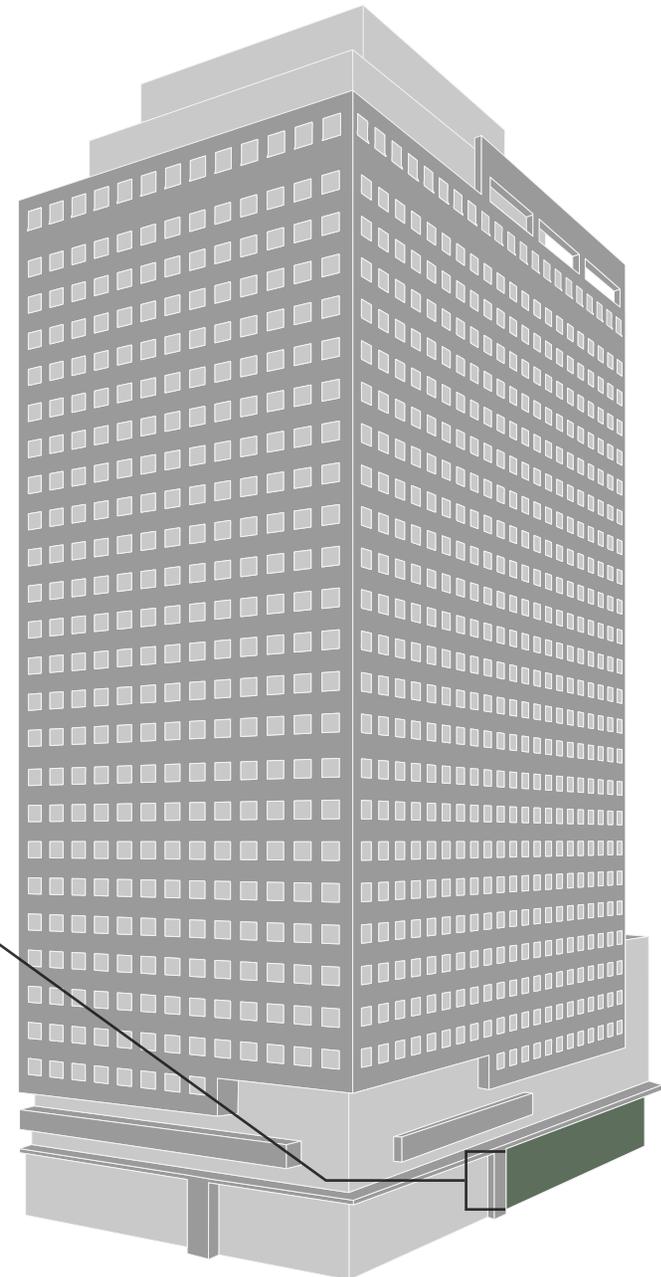
RSF

Possession

MARKET HALL

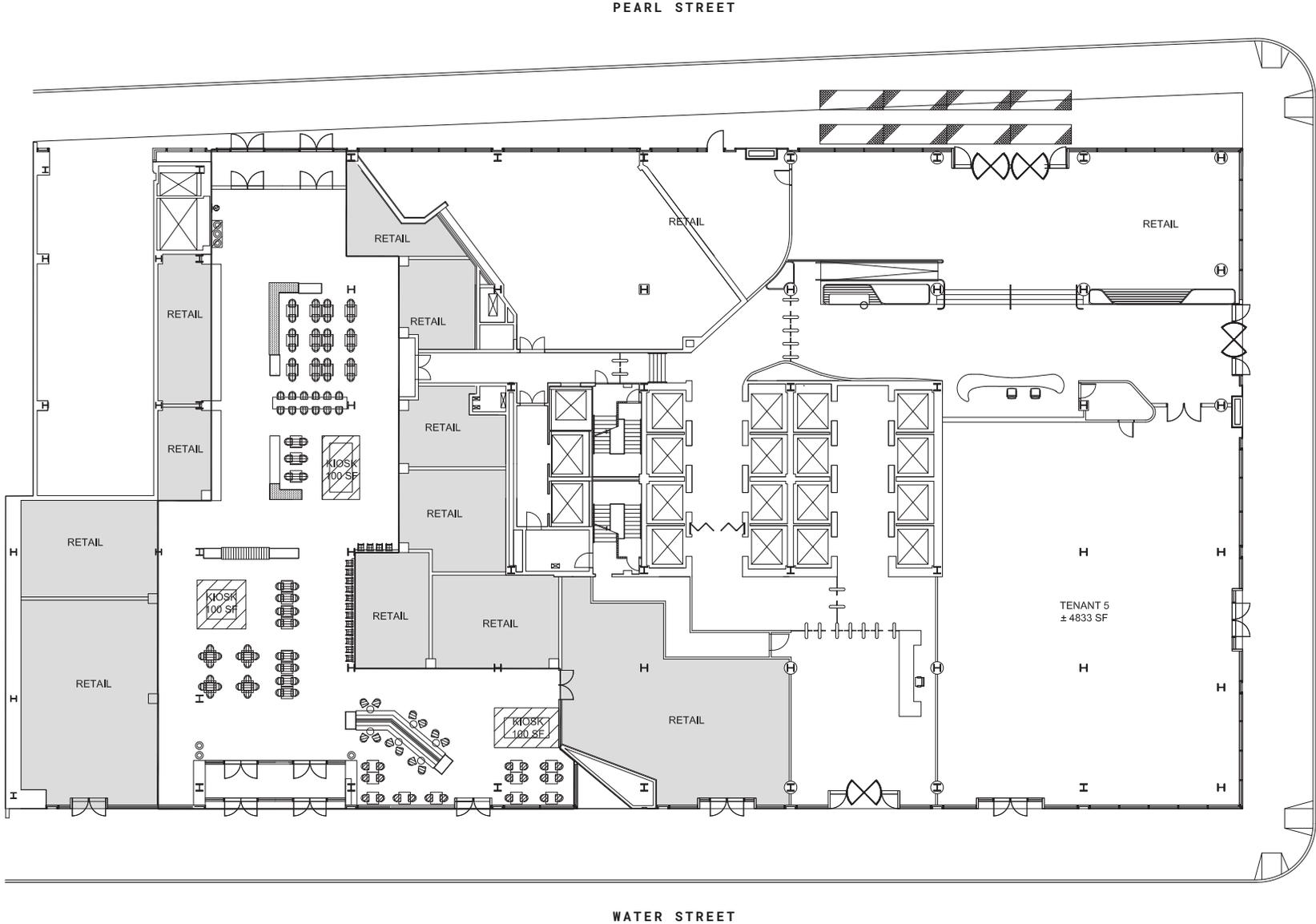
12,773 USF

ARRANGED



MARKET HALL RETAIL

USF: 12,773 | POSSESSION: ARRANGED | SLAB-TO-SLAB: 21'0"



HANOVER SQUARE

PEARL STREET

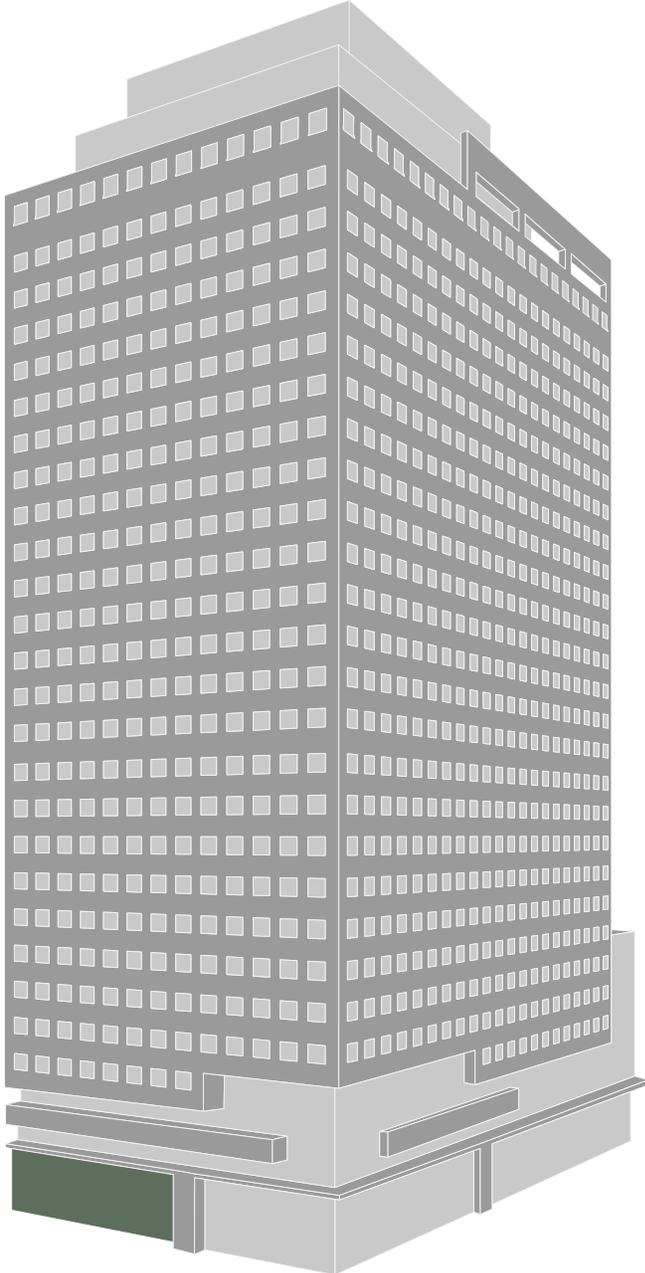
WATER STREET

RESTAURANT RETAIL



- 4,815 USF restaurant space on the corner of Water and Hanover Square
- All glass frontage on both Water Street and Hanover Square
- Ventilation and utilities to be stubbed
- 21 ft. ceilings

Floors	RSF	Possession
RESTAURANT	4,815 USF	ARRANGED



BUILDING SPECIFICATIONS

GENERAL DESCRIPTION:

GFP Real Estate, the seventh largest Landlord in Manhattan, will embark on a \$250M renovation of 100 Pearl Street. Renovations will include the lobby, elevators, building infrastructure, building resiliency, food hall, newly built penthouse floor and tenant exclusive rooftop and lounge.

AMENITIES:

As part of the building renovation, Ownership is creating the following amenities in the Building:

- 12,773 USF food hall with entrances on both Pearl and Water Street
- 4,815 USF restaurant
- Brand new lobby with café and potential wine bar
- 4,325 RSF tenant exclusive rooftop & lounge on the 29th floor with 3,307 USF outdoor area
- On site parking
- Bike storage with changing stations and shower exclusive for tenant use

LOCATION:

Situated on Hanover Square between Pearl and Water Streets.

COMPLETION DATE:

Built 1983 / Renovated 2019

FLOORS:

29+1 below-grade

TOTAL BUILDING AREA:

990,187 SF

ARCHITECTURE:

Emery Roth & Sons / S9 Architecture

STRUCTURE:

Postmodernist Brick Facade

PASSENGER ELEVATORS:

Sixteen (16) high speed passenger elevators service the building. Eight (8) service floors 2 - 12 and eight (8) service floors 14 - 27. Two (2) of the Eight (8) high rise cars will also service the Penthouse Floors (floors 28 & 29).

FREIGHT ELEVATORS:

Two (2) Freight Elevators Service the Building.

SLAB HEIGHT:

Floors 2 - 12, 15 - 27: 12' - 5"

Floor 14: 24'

Floor 28: 15'6"

COLUMN SPACING:

Floors 2 -27: 30'

Floor 28: TBD

FIRE / SPRINKLER:

Building is fully equipped with sprinklers and a fire alarm system that connects directly with a central monitoring station.

SECURITY:

Building security personnel are supplemented by a closed circuit television system with cameras positioned in public areas throughout the building and perimeter areas. 24 / 7 / 365

TELECOMMUNICATIONS:

At Tenant's request, Landlord shall reasonably allow any other provider to provide service to Tenant at Tenant's sole cost and expense.

Landlor shall provide Tenant with shaft space from the Telecom "Point of Entry" room in the Building to the Premises for its telecommunications requirements. There are two (2) dedicated points of entry.

HVAC:

Two (2) brand new 40 Ton DX units will be installed on each floor. The condenser water plant will be upgraded and consist of all new cooling towers located on the roof. Condenser water valved outlets are available for tenant use per floor.

STANDARD HVAC HOURS:

Twenty Four (24) Hours a Day, Seven (7) Days a Week, 365 Days a year. There will be no additional charge for overtime HVAC.

EMERGENCY POWER:

Provided to life safety systems. All vital building and life safety systems are backed by a diesel powered emergency electrical generator located on the 2nd Floor.

BUILDING RESILIENCY / HARDENING:

Electrical switchgear, Emergency Generator, Fire Pumps, and other building infrastructure systems located in the basement will be reconstructed on the second (2nd) floor to provide a flood proof environment. Deployable 7'0" high flood barriers that surround the entire exterior of the vbuilding will be stored on-site and have the ability for installation with a few hour(s) notice.

ELECTRICITY:

Building is fed by Con Edison. Distribution through the building is via cable, conduit and buss duct. Four (4) 4,000A service distribution switchboards are used to distribute power from the utility company to the power distribution equipment serving the building loads. Landlord shall deliver up to 6 watts per rentable square foot connected load.

100PEARLST.COM

THE ULTIMATE ACCESSIBILITY

100 Pearl Street makes access throughout the Downtown region supremely easy. With 12 subway lines, nearby ferry and water taxi terminals, and multiple bus routes all converging within walking distance. Pathways along the Hudson and East Rivers mean fitness-oriented transit is simple and the East River heliport puts regional private and commercial airports just minutes away.

LOCATION	SUBWAY/FERRY	BIKE
Penn Station (2,3)	12mins	26mins
Grand Central (4,5)	15mins	28mins
Port Authority (2,3)	13mins	26mins
Union Square (4,5,R,W)	10mins	20mins
WTC/Fulton Center (1)	4mins	6mins
Downtown Brooklyn (R,2,3,4,5)	6mins	16mins
Jersey City Waterfront (Pier 11)	9mins	16mins
Long Island City (4,5)	19mins	38mins
Williamsburg (J)	16mins	23mins
JFK Airport (A)	40mins	-



DOWNTOWN'S ENVIABLE LIFESTYLE

Restaurants & Bars

- | | |
|------------------------------|------------------------------------|
| 1. Adrienne's Pizza Bar | 19. Living Room Bar & Terrace |
| 2. Bill's Bar & Burger | 20. Luke's Lobster |
| 3. Bin 220 | 21. Melt Shop |
| 4. Blue Ribbon Federal Grill | 22. Nobu |
| 5. Bobby Van's Steakhouse | 23. Open Kitchen |
| 6. Capital Grille | 24. Pier A Harbor House |
| 7. Chipotle Mexican Grill | 25. Reserve Cut |
| 8. Cipriani Club 55 | 26. Shake Shack |
| 9. Clinton Hall | 27. Schilling |
| 10. Delmonico's | 28. Shorty's |
| 11. Dig Inn Seasonal Market | 29. Stone Street Tavern |
| 12. Dos Toros | 30. Suteishi |
| 13. Dubliner | 31. The Dead Rabbit |
| 14. Eataly | 32. Trinity Place Restaurant & Bar |
| 15. Financier Patisserie | 33. Ulysses |
| 16. Fraunces Tavern | 34. White Horse Tavern |
| 17. Harry's NYC | 35. Wogies |
| 18. Haru | |

Hotels

- | | |
|---------------------------------|----------------------------|
| 1. Andaz Wall Street | 6. Holiday Inn Wall Street |
| 2. Club Quarters Hotel, Wall St | 7. NY Marriott Downtown |
| 3. DoubleTree by Hilton | 8. The Ritz-Carlton |
| 4. Eurostars Wall Street Hotel | 9. The Wall Street Inn |
| 5. Gild Hall | 10. W New York - Downtown |

Fitness

- | | |
|-------------------|--------------------|
| 1. Crunch Fitness | 3. Sculpt New York |
| 2. Pure Barre | 4. SoulCycle |





OWNERSHIP



COMMERZ REAL

Commerz Real, a Commerzbank Group company, with 50 years of market experience and a volume of around €34 billion assets under management. We combine comprehensive asset management know-how and broad structuring expertise with a characteristic range of non-cash fund products and individual financing solutions. Our range of funds includes the open-ended property fund hausInvest, our first impact fund for private investors klimaVest, institutional investment products and corporate participations under the CFB Invest brand, with non-cash investments focused on regenerative energies and property. As a leasing service provider for the Commerzbank Group, Commerz Real also offers property leasing concepts tailored to investor needs, as well as individual financial structuring solutions for non-cash investments like property and infrastructure projects. We are passionate about designing and creating the living spaces of tomorrow. We see it as our responsibility to shape our business model – and the way we live and work together – in a way that preserves and harnesses our precious resources in the long term. We want to play our part in providing present and future generations around the world with the basic ingredients for a dignified life. We offer our investors' financial future, giving them the freedom and foundations they need to pursue their personal dreams and shape their own living spaces. Our aim is to actively drive change in our sphere of activity as an asset management company and responsible employer with a focus on sustainability, values and future visions.

PROPERTY MANAGEMENT



Committed to building a better New York since 1952, GFP Real Estate is a vertically integrated owner, operator, property manager and developer of commercial real estate in the New York Tri-State Region. With over 50 buildings and more than 11 million square feet under Ownership, GFP's portfolio includes some of the City's most iconic real estate assets, including the Flatiron Building (175 Fifth Avenue), The Film Center Building (630 Ninth Avenue), 515 Madison Avenue, 1560 Broadway and 40 Worth Street. In addition to managing and leasing its own properties, GFP also provides management and leasing services to third-party building owners, representing an additional 22 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 72 buildings and approximately 16 million square feet, cementing the firm's reputation as one of New York City's premiere real estate owners and operators. GFP Real Estate delivers unparalleled service to their over 2,500 tenants, one-third of which are non-profits. The company employs more than 600 full-time professionals to oversee every element of real estate management. Their dedication results in a remarkable 90% tenant renewal rate and 99% occupancy rate.

LEASING



Newmark Knight Frank (NKF) is one of the world's leading commercial real estate advisory firms. With roots dating back to 1929, our strong foundation makes us one of the most trusted names in the industry. NKF prides itself on delivering the highest level of service to our clients to meet their needs and exceed their expectations. NKF's fully integrated platform of services provides clients with a single-source solution for every phase of owning or occupying a property. We service prominent multinational corporations and institutional investors across the globe as well as owners, occupiers and developers of real estate.

ARCHITECT

S9ARCHITECTURE

S9Architecture is a team of 70 designers dedicated to giving form to our client's pragmatic needs, with a unique design approach rooted in "modern contextualism" and inspired by urban narratives. Rejecting pre-conceived ideas and stylistic preoccupations, each design solution is informed by programmatic, physical, environmental, economic and contextual forces. We believe our projects are part of a larger whole, acting as glue that helps bind and enhance their context for human experiences.

Notable projects include: Empire Stores, Ponce City Market, Manhattan West, and Industry City.

CREATIVE

VISUALHOUSE

Visualhouse is a creative agency focused on creating compelling brand stories for architecture, design, and the built environment. We work worldwide with leading architects, developers, designers and agencies on landmark projects. Each one is unique, and to each, we bring passion and expertise with our multidisciplinary creative teams skilled in 3D visualization, still imagery, film, and animation, as well as branding and interactive.

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