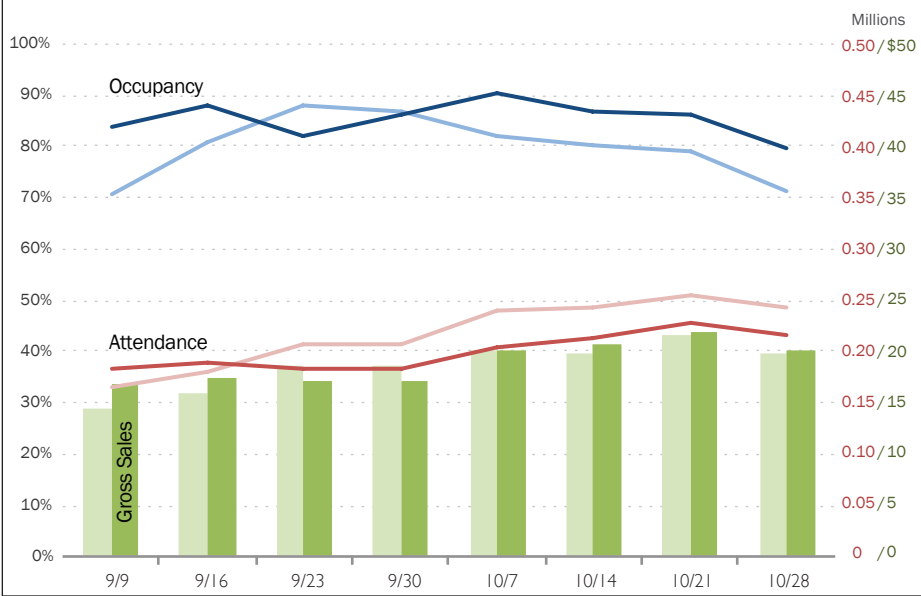


TIMES SQUARE - OCTOBER KEY INDICATORS REPORT

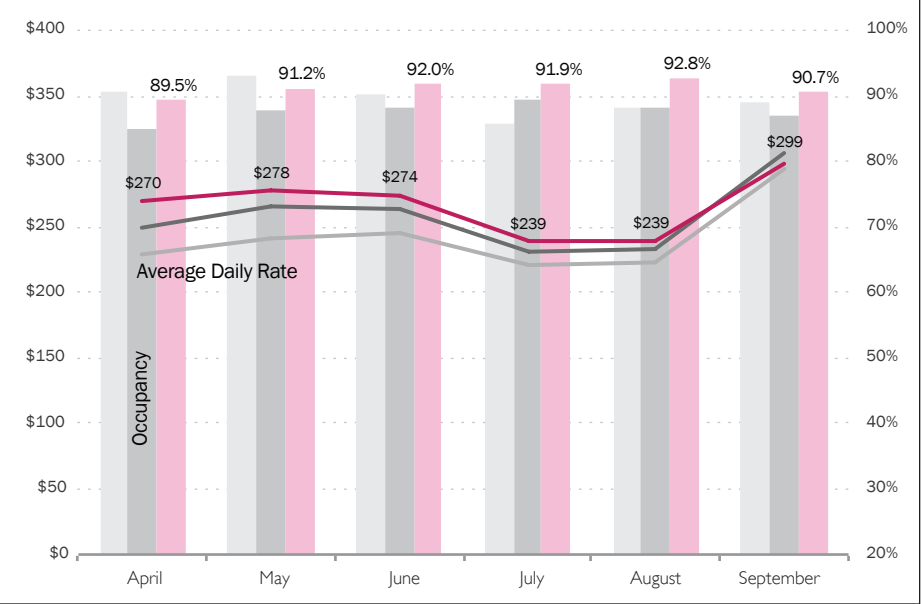
BROADWAY - LAST 8 WEEKS



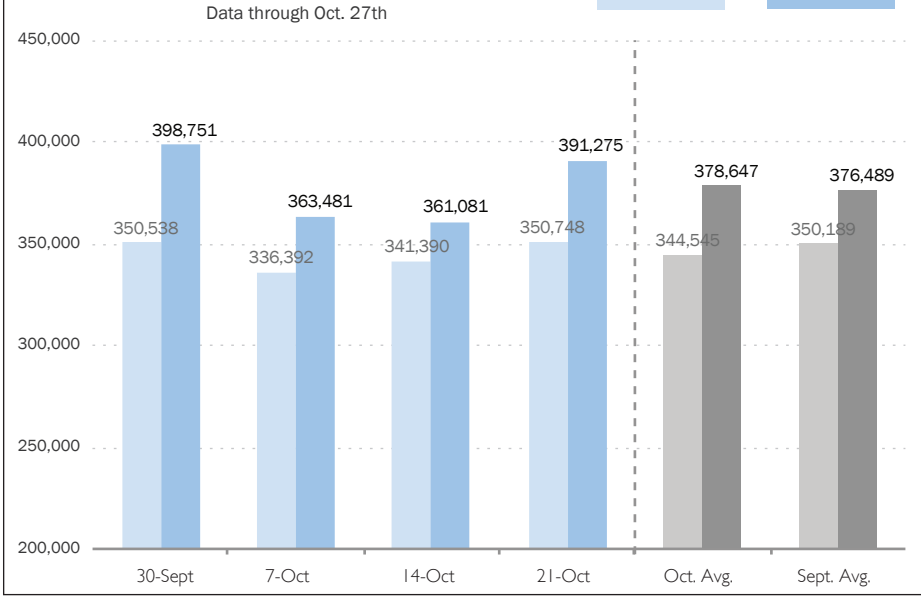
Broadway had a quiet but strong month. The theaters lagged 2011 attendance by 119,000 but posted a 10% higher occupancy and lead in gross sales by \$2 million. Cancellation of eight performances due to Sandy in final week, full extent of losses will be seen in Nov. report.

Hotels had a weak month after a strong summer, as average rates rose only 25%. 2010/2011 saw a 32% spike in September, while 2012 Manhattan grew by 34%. Occupancy remained strong, highest for the month since at least 2003.

HOTELS - LAST 6 MONTHS



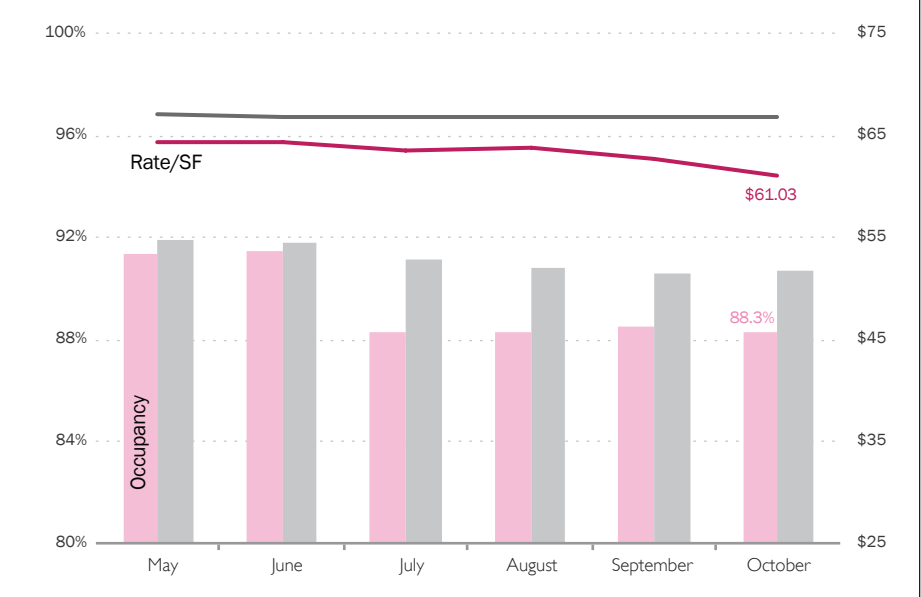
GATED PED COUNTS



Pedestrian counts dropped 1.6% from Sept. to Oct., but weekends rose slightly as the district saw the beginnings of its holiday crowds. On busiest day (Oct. 6th), 411,000 pedestrians entered the Bowtie. The 42-43 plaza saw 10% growth from Oct. 2011.

Real Estate asking rates dropped for the second straight month, down a total of 4.2% from Aug. Sept. decline came from leasing of high-value spaces in Bowtie and continued rate drops at 810 7th Avenue.

CLASS A - LAST 6 MONTHS

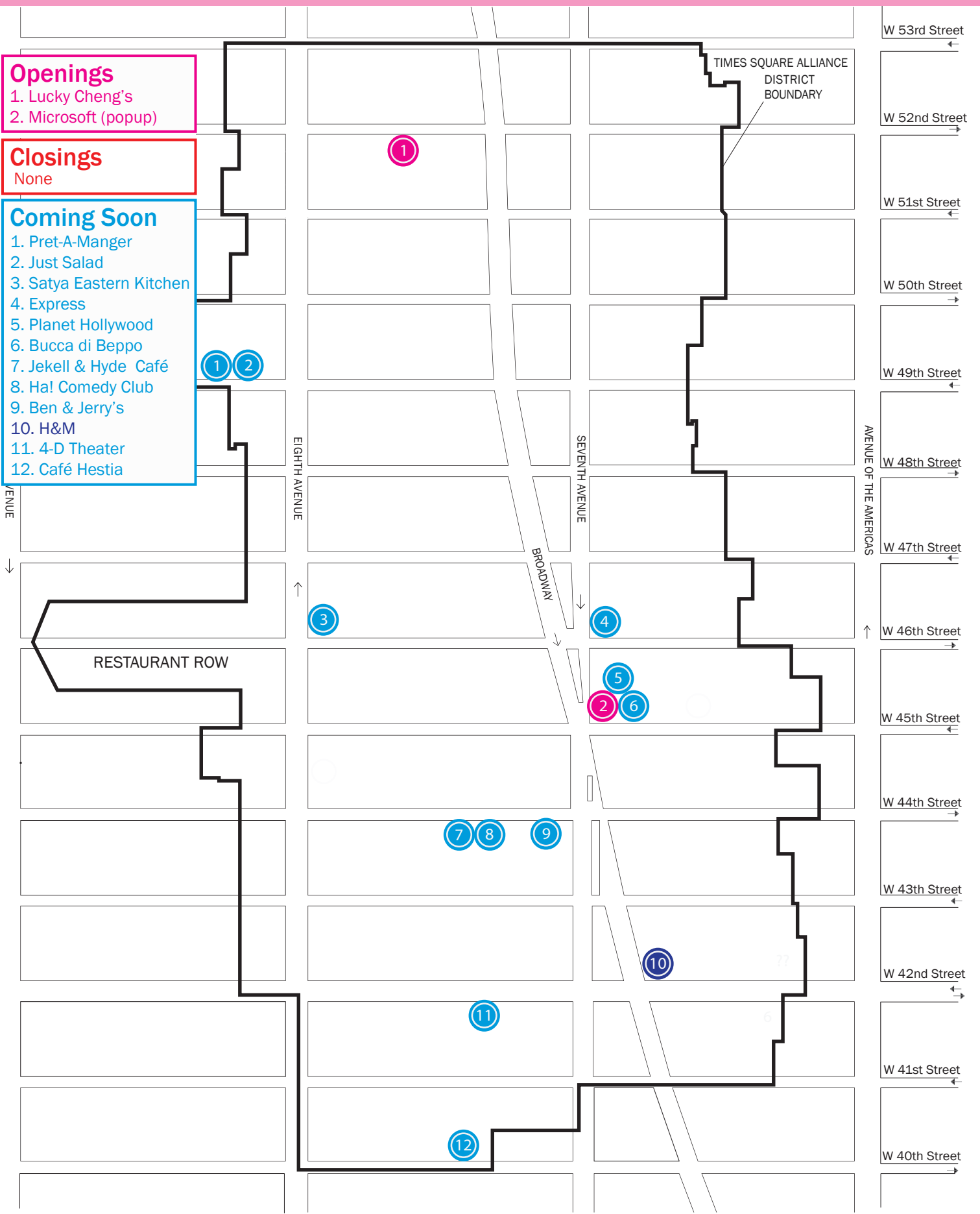


OCTOBER 2012 RETAIL/OFFICE MAP

- Openings**
1. Lucky Cheng's
 2. Microsoft (popup)

- Closings**
- None

- Coming Soon**
1. Pret-A-Manger
 2. Just Salad
 3. Satya Eastern Kitchen
 4. Express
 5. Planet Hollywood
 6. Bucca di Beppo
 7. Jekell & Hyde Café
 8. Ha! Comedy Club
 9. Ben & Jerry's
 10. H&M
 11. 4-D Theater
 12. Café Hestia



Recent additions to "Coming Soon" in dark blue