ASSUMPTIONS	Value	Basis / caveat
Market rent/month	5200	Illustrative blended rent
Affordable rent/month	1900	Illustrative blended rent
Vacancy	0.05	Assumption
Operating expense share	0.35	Before property tax
Cap rate	0.055	Income-capitalization proxy
Assessment ratio	0.45	Proxy
Property tax rate	0.12439	Working rate; verify
Tax growth	0.02	Annual
Discount rate	0.05	2026 present value
Sales tax rate	0.08875	NYC combined
Vertical taxable hard cost share	0.3	Illustrative
Vertical eligible exemption share	0.8	Illustrative
Platform taxable share	0.4	Illustrative
Platform eligible exemption share	1	Illustrative
Platform cost each	600000000	Illustrative, not a funding commitment
Hard-cost to total financing cost uplift	0.3	Soft costs, contingency, financing; excludes land
Mortgage tax avoided rate	0.025	NYCIDA benchmark 2.8% to 0.3%; eligibility unverified
Mortgage eligible share lower	0.75	Illustrative
Mortgage eligible share central	0.9	Illustrative
Mortgage eligible share higher	1	Illustrative
Debt share lower	0.5	Illustrative
Debt share central	0.6	Illustrative
Debt share higher	0.7	Illustrative
Platform debt financed share	0.5	Developer-financed portion only; illustrative
Mortgage recording year vertical early	2034	Illustrative
Mortgage recording year vertical late	2039	Illustrative
Mortgage recording year platform early	2033	Illustrative
Mortgage recording year platform late	2038	Illustrative
485-x qualifying exempt share	1	Incremental tax base only; exclude pre-existing taxes
485-x benefit years	40	Conditional Zone A/B very large rental 40-year treatment
Base year	2026	PV convention

Building	GSF	Rentals	Affordable rentals	Condominiums
Site 5	1457518	1030	258	400
B5	689389	670	184	0
B6	958508	979	245	0
B7	934012	584	175	300
B9	854656	518	155	300
B10	793420	819	225	0

Building	Program	First benefit year	Hard $/GSF	Hard cost
Site 5	485-x	2037	680	991 M
B5	PILOT	2037	650	448 M
B6	485-x	2037	650	623 M
B7	PILOT	2037	670	626 M
B9	PILOT	2042	670	573 M
B10	PILOT	2042	650	516 M

Building	Sales exemption	Annual effective ren NOI	Full annual tax	
Site 5	21 M	51 M	33 M	17 M
B5	10 M	33 M	21 M	11 M
B6	13 M	49 M	32 M	16 M
B7	13 M	28 M	18 M	9 M
B9	12 M	25 M	16 M	8 M
B10	11 M	40 M	26 M	13 M

Building	PILOT lower PV	PILOT central PV	PILOT higher PV
Site 5	0 M	0 M	0 M
B5	89 M	112 M	136 M
B6	0 M	0 M	0 M
B7	76 M	96 M	116 M
B9	53 M	67 M	81 M
B10	86 M	107 M	130 M

Platform	Hard cost	Taxable share	Exempt share	Tax rate	Sales exemption
Block 1120	600 M	0 M	0 M	0 M	21 M
Block 1121	600 M	0 M	0 M	0 M	21 M

Scenario	PILOT payment/full i	Benefit years	Note
Lower	0.3	30	High payment, shorter term
Central	0.2	35	Indicative assumption
Higher	0.1	40	Low payment, longer term

Component	Financing cost base	Debt lower	Debt central	Debt higher
Site 5	1,288 M	483 M	696 M	902 M
B5	583 M	218 M	315 M	408 M
B6	810 M	304 M	437 M	567 M
B7	814 M	305 M	439 M	569 M
B9	744 M	279 M	402 M	521 M
B10	670 M	251 M	362 M	469 M
Block 1120	300 M	113 M	162 M	210 M
Block 1121	300 M	113 M	162 M	210 M
Total	5,509 M	2,066 M	2,975 M	3,857 M

Component	MRT lower	MRT central	MRT higher	Timing
Site 5	12 M	17 M	23 M	2034
B5	5 M	8 M	10 M	2034
B6	8 M	11 M	14 M	2034
B7	8 M	11 M	14 M	2034
B9	7 M	10 M	13 M	2039
B10	6 M	9 M	12 M	2039
Block 1120	3 M	4 M	5 M	2033
Block 1121	3 M	4 M	5 M	2038
Total	52 M	74 M	96 M	

PUBLIC SUPPORT SUMMARY	Lower	Central	Higher
Vertical sales/use tax (nominal)	80 M	80 M	80 M
Platform sales/use tax (nominal)	43 M	43 M	43 M
Sales tax total (nominal)	123 M	123 M	123 M
PILOT concessions (2026 PV)	305 M	382 M	463 M
485-x benefits (2026 PV; conditional)	461 M	461 M	461 M
Mortgage tax savings (nominal)	52 M	74 M	96 M
Block 1120 State platform support (nominal)	350 M	350 M	350 M
Block 1121 State platform support (scenario nominal)	350 M	350 M	350 M
Project-specific support (mixed bases)	1,005 M	1,082 M	1,163 M
Broad support (mixed bases)	1,641 M	1,741 M	1,844 M
Broad support excluding hypothetical B1121 (mixed bases)	1,291 M	1,391 M	1,494 M

SOURCE / LIMITATION	Detail
Source program	2026 MOU Exhibit 1/2, prior workbook; verify building GSF, unit allocation and phasing.
PILOT	30/35/40 years, payments 30/20/10% of modeled full rental property tax; purely indicative, not agreed terms.
PILOT scope	Rental tax base only; condominium portions excluded; full tax baseline is income-capitalization proxy.
485-x	40-year 100% incremental exemption modeled ONLY conditional on Zone A/B very-large-rental eligibility, 25% affordable avg 60% AMI, statutory requirements, timing; construction period omitted.
485-x exclusions	Pre-existing land taxes, local assessments, condominium portions excluded. Statutory eligibility and parcel allocation not verified.
MRT	2.50% avoided tax based on NYCIDA published 2.8% to 0.3% benchmark; applicability to project/ESD structure not established.
MRT principal	Total hard costs uplifted 30% to financing-cost base; illustrative debt ratios and eligible shares. Platform costs included only at 50% developer-financed base.
MRT timing	Nominal tax at assumed mortgage recording, not 2026 PV. No refinancing or pre-existing mortgage credit modeled.
Sales	Construction tax benefit includes all six buildings and both platforms, no inherited prior estimate.
Aggregation	Summary mixes nominal amounts and 2026 PV and MUST NOT be represented as a single common-date valuation.
Platforms	Block 1120 $350M is conditional MOU funding requirement; Block 1121 $350M is hypothetical scenario, not committed.
Sources	NYC HPD 485-x: https://www.nyc.gov/site/hpd/services-and-information/tax-incentives-485-x.page
Sources	NYCIDA: https://edc.nyc/nycida ; NYC DOF: https://www.nyc.gov/site/finance/property/property-mortgage-recording-tax-mrt.page