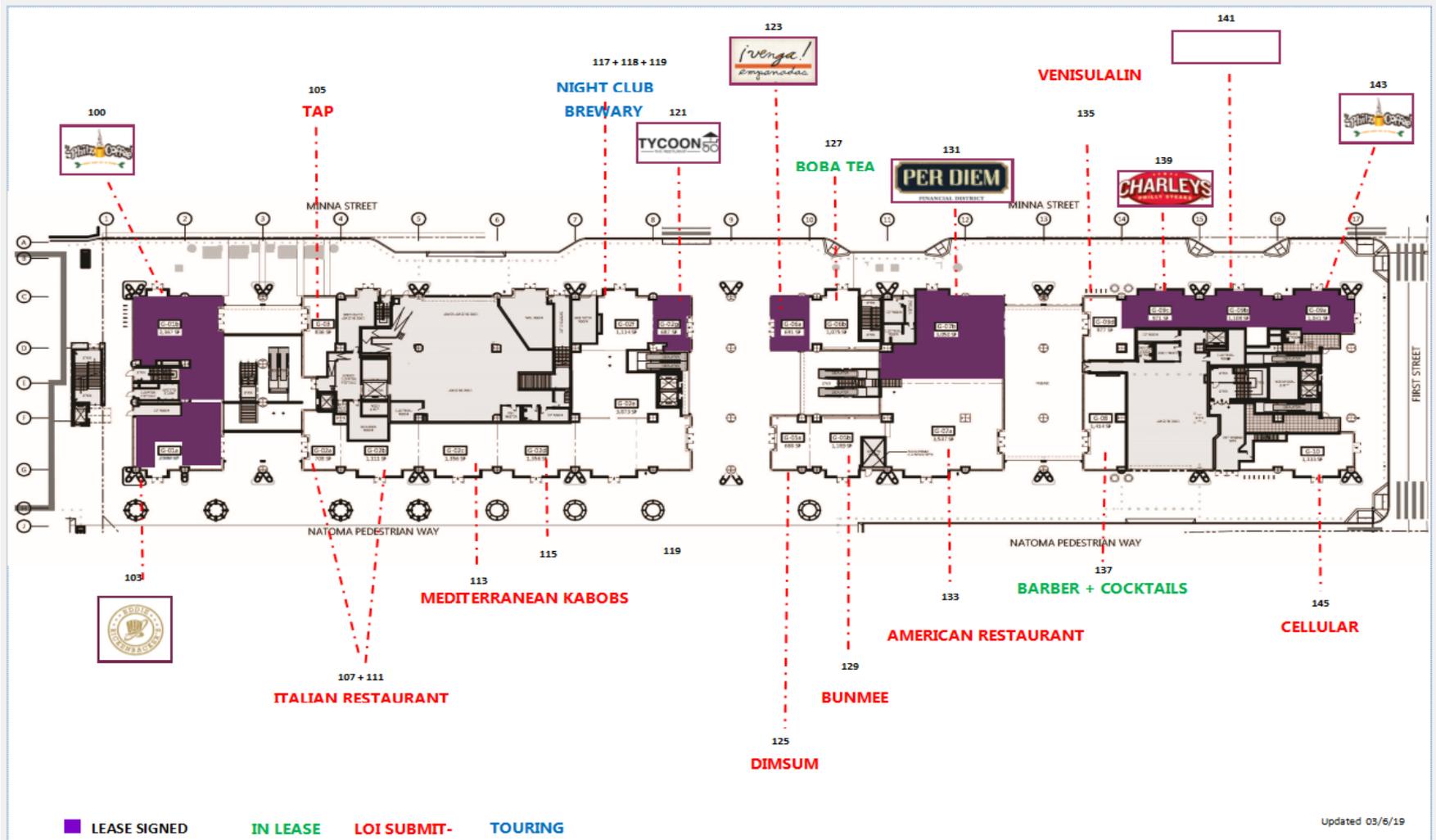


Retail Leasing Update

March 14, 2019



Progress Report - Leasing



Progress Report – Leasing

- One new lease signed in March--Eddie Rickenbacker's
 - Approved by Board pre-closure
 - Tenant took time with careful consideration of concept and design
- Out of the 9 leases signed, 5 leases or 7,156 SF were signed post closure
- 11 – 14 additional deals in active discussion for about 14,000 SF to 15,000 SF
- 2019-Q2 projections due to length of time of deals
- Continued eclectic, local mix

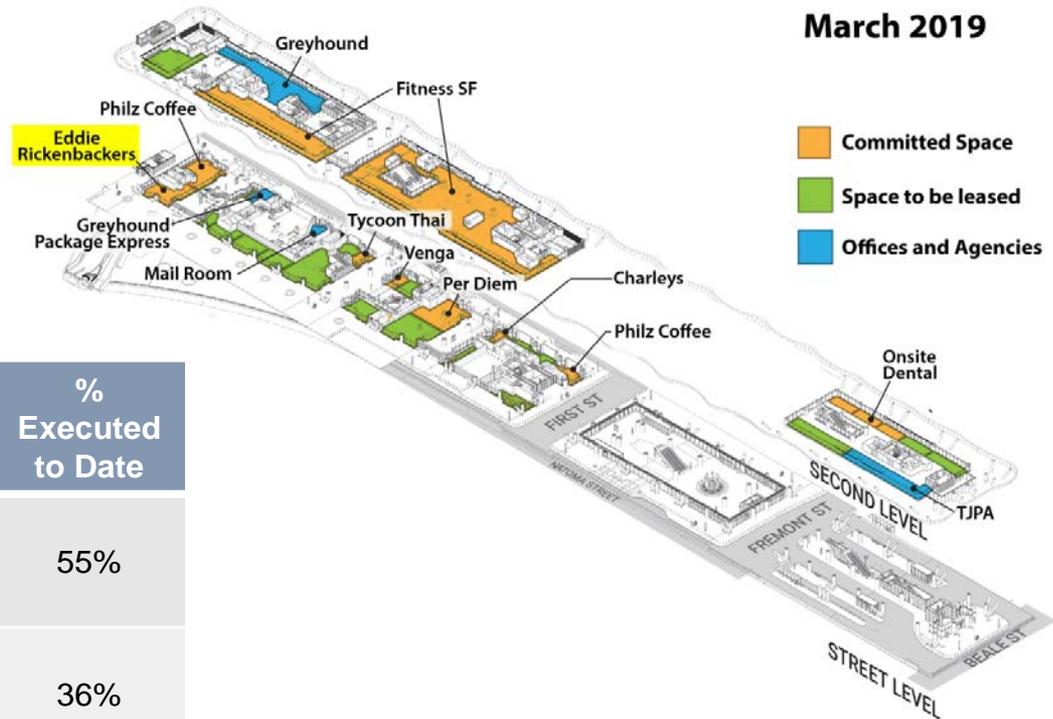
Progress Report - Leasing

	FY2018 - FY2019				FY2019 - FY2020				Total	
	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020		
MERCHANDISING PLAN BASELINE										
SF Signed	4,896	24,320	24,109	36,381	89,706	0	0	0	0	89,706*
% Signed	5%	27%	27%	41%	100%	0%	0%	0%	0%	100%
# Spaces Signed	4	14	14	3	35	0	0	0	0	35
	ACTUAL				PROJECTED					
SF Signed	41,872	4,914	2,300	3,654	52,740	10,516	17,463	10,921	0	91,640**
% Signed	47%	5%	3%	4%	59%	12%	20%	12%	0%	103%
# Spaces Signed	9	3	1	2	15	8	11	2	0	36***

Notes:

- * Prior to remeasure and factoring in common areas
- ** Total SF 100,000 Amtrak/Greyhound + TJPA + architect remeasure
- ***Total Spaces 36 Added former LPC

Summary to Date - Leasing



	Total	Total Executed	% Executed to Date
Square Feet	91,640*	49,086	55%
# Retail Spaces	36	13 (9 leases)	36%
Annual Retail Rent (AMA v Actual)	\$5.5M	\$3.1M	56%
TI & Shell Imp	\$35.5	\$12.8	36%

*Adjusted from 100K SF to exclude Greyhound/Amtrak/TJPA

Tenant Improvement Timeline

Suite # (s)	Tenant	FY18 - FY19						FY19 - FY20											
		Q1			Q2			Q3			Q4			Q1			Q2		
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
207/208/212	SF Fitness																		
216/218/220	On-Site Dental																		
123	Venga																		
100	Philz Coffee #1																		
143	Philz Coffee #2																		
139	Charley's Cheesteak																		
131	Perdiem																		
121	Tycoon Thai																		
103	Eddie Rickenbackers																		
105																			
107																			
111																			
113																			
115																			
117																			
118																			
119																			
125																			
127																			
129																			
133																			
135																			
137*																			
141																			
145																			
147																			
200*																			
222																			
224																			
P2 Café Pad																			

Notes: Suite 232 former Lincoln complete as turnkey not shown. Rooftop restaurant (P1) not shown.
 "x" denotes lease signing timing.



Questions?

TJPA
TRANSBAY JOINT POWERS AUTHORITY

201 Mission Street, Suite 2100 San Francisco, CA 94105 • 415.597.4620 • www.tjpa.org