



One World Trade Center Installation of a Wireless Communication System (DAS)

WTC Redevelopment Subcommittee
May 28, 2014

Overview

Installation of a Distributed Antenna System (DAS) at One World Trade Center (One WTC) is critical for the commercial viability of the building

- DAS is a standard amenity in commercial office buildings in New York City and will:
 - Enable tenants and visitors to access over-the-air cellular service without loss of quality from building structure
 - Provide coverage on all tenant floors, the observation deck, public lobbies and back-of-house space
- Royal 1 WTC Management, LLC (Royal), a Durst affiliate, will act as the Owner's Representative through existing agreement with the PA
 - Durst has installed similar systems at other Durst-owned office buildings, including 4 Times Square and One Bryant Park
 - Durst will lead license agreement negotiations with wireless carriers (e.g., Verizon, AT&T, etc.)

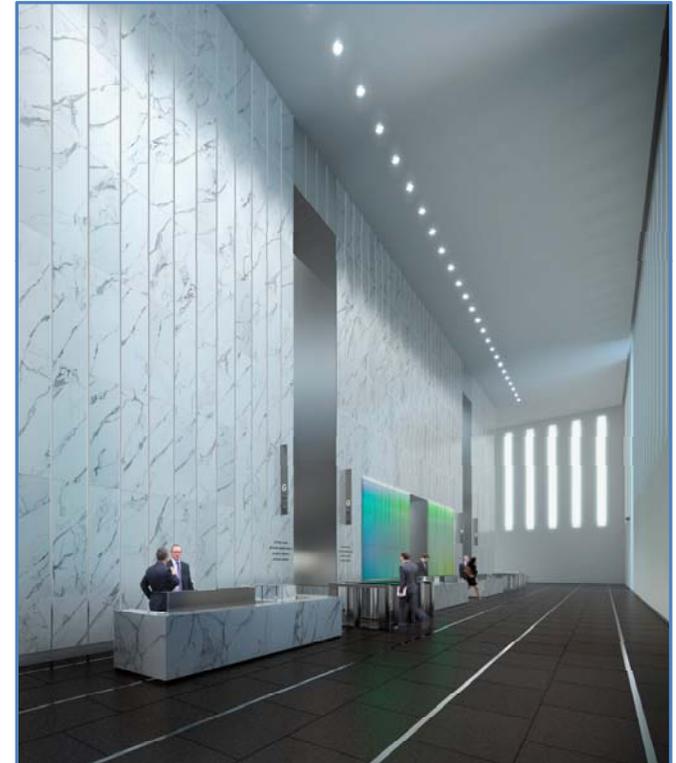


View of One WTC

Transaction Highlights and Next Steps

One WTC DAS will be installed and funded in accordance with best practices at other Class A commercial office buildings

- Total Estimated Project Cost: \$24 million
 - PA will be reimbursed for majority of system capital costs from wireless carriers
- Telecom carriers will enter into license agreements to use One WTC “neutral host” DAS and provide service to their subscribers
 - As part of license fee, wireless carriers will reimburse for majority of system capital costs and ongoing maintenance
 - License agreements expected to have 10+ year term
 - License agreements with initial carriers anticipated to be finalized by end of this quarter
- System anticipated to be operational by second quarter 2015



One WTC Main Lobby, which will be wired for voice and data reception