

The logo icon consists of a vertical line on the left, followed by a series of three horizontal bars of increasing height, and a stylized 'K' shape formed by a vertical bar and a diagonal line.

KUSHNER

2020



ACQUISITIONS
DEVELOPMENT
CONSTRUCTION
MANAGEMENT
LENDING
LEASING
MARKETING

\$3 BILLION

TRANSACTIONS IN 2019

\$1.9 BILLION

FINANCING IN 2019

\$344 MILLION

LOANS EXTENDED IN 2019

10.8 MILLION SF

CURRENTLY IN DEVELOPMENT

23,000 APARTMENTS

ACROSS 5 STATES

2.2 MILLION SF

RETAIL

5.4 MILLION SF

OFFICE

1.5 MILLION SF

INDUSTRIAL

1,020 HOTEL KEYS

HOSPITALITY



I am pleased to report that Kushner experienced significant growth in 2019. Among the highlights: We expanded our multifamily portfolio by 6,500 apartments, opened Wave Resort in Long Branch, New Jersey, grew our lending platform in core markets including Miami, and financed more than \$1.9 billion worth of transactions. The total value of this growth and new business is \$3 billion.

We successfully closed a \$1.2 billion portfolio of multifamily units in Maryland and Virginia, further expanding our footprint in this critical market. In South Florida—another booming market—we are similarly active. Our team in the region has established a strong presence and is currently investing in Edgewater near downtown Miami. Other local targets include neighboring Wynwood—the arts district of Miami—and Fort Lauderdale. Additionally, our development team has been very busy activating approximately 6,000 multifamily units, as well as several hotels in our ever-expanding construction pipeline.

None of these achievements would have been possible without the focused efforts of our amazing collection of people, and it is on this front that we are especially proud. Truly, the people of Kushner are the best in the business. These women and men are the heartbeat of our organization; they are also the reason—the only reason—that Kushner is moving forward at such a blistering pace. And our expansion continues. This past year, we were able to grow our team by 250 members. This included the timely addition of Peter Febo, now COO of Kushner. Without question, Peter is one of our best investments to date. A thoughtful and dynamic leader, Peter is a seamless fit with our very talented and hard-working senior executive team.

Our aim to become the best developer, partner, operator, and lender in the industry has never been higher. Our mission, which reflects our core values as an organization, remains rock solid: to provide our tenants with productive, efficient, and state-of-the-art environments. Investment decisions, as always, are based on our successful experiences in the past, and even more importantly, on our inspired vision for the future.

A handwritten signature in black ink, consisting of a stylized 'L' followed by a series of loops and a final flourish.

Laurent Morali, President



65 BAY STREET | JERSEY CITY, NEW JERSEY | 447 APARTMENTS | 17,000 SF RETAIL

In partnership with KABR Group, Kushner acquired, designed and built this 53-story luxury rental tower. 65 Bay Street is inspired by the thriving Powerhouse Arts District, and brings a new standard of luxury to the neighborhood. Unparalleled accommodations, including a penthouse observation deck overlooking the Manhattan skyline and a curated partnership with Restoration Hardware to furnish the common spaces, set 65 Bay Street apart from the robust competition in the city.





PUCK BUILDING | NEW YORK, NEW YORK | 175,600 SF OFFICE | 42,400 SF RETAIL

Over three decades ago, Kushner acquired Soho's iconic Puck Building, a Romanesque Revival mixed-use property. Originally designed by Albert Wagner, Kushner repositioned the first seven floors into a modern class "A" creative office and retail environment, with penthouse condominiums on top. Puck is leased to two best-in-class retail tenants, REI and Chef's Club. Some of the building's current office tenants include NYU, Cadre, Plaid, Axiom, and Thrive Capital.



RECREATIONAL EQUIPMENT, INC.

oscar

CAFFE

OSOLE

West Street

City

ONE WAY

WALK

STOP

STOP



WYNWOOD PLACE | MIAMI, FLORIDA | 138 APARTMENTS | 55,000 SF RETAIL | 55,000 SF OFFICE

As part of our continued expansion into South Florida, Kushner purchased two parcels in Wynwood, the thriving arts district of Miami. The purchase, made in partnership with Block Capital Group, will be developed in a vibrant mixed-use hub of retail, office, and public space, topped by 138 luxury rental units. Construction will begin in mid-2020, with an estimated completion date in 2022.



WYNWOOD SIGNAGE

op: ca2

BOEUF & BUN

WYNWOOD
- BREWING -

LOUIS
WYNWOOD



PROSPECT PLACE APARTMENTS | HACKENSACK, NEW JERSEY | 360 APARTMENTS

Located near Hackensack University Medical Center, Prospect Place is home to the city's most sought-after apartment homes. Featuring renovated interiors and views of Hackensack or the Ramapo Mountains from select homes, our one-, two-, and three-bedroom apartments offer residents an elevated living experience. Concierge services, a fitness center with cardio-theater, and a welcoming clubhouse with billiards lounge are also available.





TIMES SQUARE RETAIL | NEW YORK, NEW YORK | 250,500 SF

Kushner acquired and re-leased the block-wide retail condominium at 229 West 43rd Street, representing one of the largest retail transformations of 2017-2018. National Geographic, Gulliver's Gate, and Los Tacos are just three of the new tenants joining Bowlmor AMF, Haru Times Square, and Guitar Center in this landmark retail experience. This iconic building is seen by 100 million pedestrians every year and is connected to the NYC headquarters of Knotel, Verizon, and Snapchat.



CATERER CATERER

STARDUST

DON'T BE THE ONLY PLACE IN THE CITY



WAVE RESORT | LONG BRANCH, NEW JERSEY | 67 ROOMS

This summer, we opened our doors to Wave Resort, the Jersey Shore's premier boutique hotel experience. The Wave offers a spectacular outdoor pool deck, five new restaurants, and a rooftop event space, all located directly on the boardwalk and beach. This best-in-class hotel satisfies the area's shortage of luxury lodging options, and elevates the surrounding Kushner-owned mixed-use community, called Pier Village, into an all-inclusive oceanfront destination.





QUAIL RIDGE APARTMENTS | PLAINSBORO, NEW JERSEY | 1,032 APARTMENTS

Nestled in lush, green surroundings in the heart of Plainsboro, New Jersey are more than one thousand units of our suburban multifamily portfolio. The studio, one-, and two-bedroom homes in Quail Ridge offer generous layouts and renovated interiors with updated and well-maintained finishes. The extensive grounds include a walking trail, dog park, playground, two swimming pools, tennis courts, and a gym, all just a short train ride away from New York City.





DUMBO HEIGHTS | DUMBO, BROOKLYN | 750,000 SF

This 750,000 square foot campus has become the destination for Brooklyn's top technology, creative, and e-commerce firms. Spread across four buildings in the heart of Brooklyn's Tech Triangle in Dumbo, partners Kushner, LIVWRK, and RFR converted the buildings into Class "A" creative office and retail space. Lead tenants include Etsy, WeWork, 2U, and JUMP Bikes among others, with a retail base of innovative tenants including Bluestone Lane Coffee, Shadowbox, and Mulberry & Vine.





EATONTOWN CIRCLE | EATONTOWN, NEW JERSEY | 700 APARTMENTS | 40,000 SF RETAIL

In the heart of Eatontown, New Jersey, we are developing a mixed-use town square that will deliver 700 residences, restaurants, retail, parking, and plazas to the neighborhood. This large-scale project is designed with an emphasis on generously landscaped curb appeal, a pedestrian-scale network of walking paths, and stepped and varied architecture. Medical and educational uses will contribute to the creation of a 24/7 community.





GARDEN SPRINGS APARTMENTS | RICHMOND, VIRGINIA | 212 APARTMENTS

A beautiful gated community nestled among wooded acres of natural landscape, Garden Springs Apartments instantly surrounds our residents with serenity and comfort. Garden Springs is one of two Richmond assets we've acquired this year. The community features one-, two-, and three-bedroom homes, amenitized by an outdoor pool and sundeck, tennis court, and co-working lounge.



NO
PARKING
FIRE
LANE



VILLAGE RETAIL | NEW YORK, NEW YORK | 125,000 SF

As one of the largest holders of walk-up residential units in the East Village, we focus strategically and passionately on filling our retail storefronts with contextual, qualified, and successful brands. We partner with our retail tenants to achieve success through advertising, outreach, and events production. Creative execution and agile deal-making in our retail spaces allow us to hone in on our greatest investments: our relationships with retailers.



ADVENTURE AND STEWARDSHIP

EDUCATE AND INSPIRE



PRINCETON MARRIOTT AT FORRESTAL | PRINCETON, NEW JERSEY | 302 KEYS

One of the preeminent conference and training centers in the region, this three-story hospitality destination is situated on an expansive and heavily wooded park-like 25 acres. The hotel is located between New York City and Philadelphia in a university market with nearly 38,000 square feet of dedicated meeting space. The hotel features a \$4.2 million guestroom renovation, and a \$10 million upgrade to meeting space, public space, building systems, and guest bathrooms.





AUSTIN NICHOLS HOUSE | WILLIAMSBURG, BROOKLYN | 338 APARTMENTS

Austin Nichols House is a historic gem on the Brooklyn waterfront. Designed by Cass Gilbert in 1915, this building has been completely transformed by Morris Admji into 338 luxury condominiums, with renovated lobbies, amenity spaces, and corridors. This project is steps away from the North 3rd Street retail corridor, aligned with top tier brands including RRL, Egg Shop, and Whole Foods Market. Kushner is partnered with LIVWRK and the Rockpoint Group.





AT&T HEADQUARTERS | CHICAGO, ILLINOIS | 975,000 SF

A landmark property in the Kushner portfolio, 225 Randolph is located in the heart of Chicago's West Loop. The iconic tower is home to AT&T's Midwest Regional Headquarters. At 31 stories tall, it features mid-century architecture and was constructed in 1967 as the home of Illinois Bell. With the West Loop of Chicago continuing to emerge as a technology leader, we envision an undertaking to reinvent and update the tower as a hub of creativity and commerce.





1 JOURNAL SQUARE | JERSEY CITY, NEW JERSEY | 1,512 APARTMENTS | 104,000 SF RETAIL | 100,000 SF OFFICE

In the heart of Jersey City's burgeoning Journal Square neighborhood, our 2 million square foot, \$800 million towers are in development. 1 Journal Square is envisioned to rise 66 stories with a podium of vibrant retail, creative office space, and cultural amenities. New transit connections, a curated sculpture garden, and a landscaped plaza at the base of the buildings will embed 1 Journal Square into the urban fabric of the neighborhood.





THE PARK AT SALISBURY | MIDLOTHIAN, VIRGINIA | 320 APARTMENTS

With a stunning backdrop of the Virginia woodlands, the Park at Salisbury is a new acquisition in the Kushner multifamily portfolio. This serene community offers one-, two-, and three-bedroom homes with soaring ceilings and private balconies, and amenities including a saltwater pool, pavilion with bocce ball court, and a catch-and-release fishing pond.





285 LAFAYETTE | NEW YORK, NEW YORK | 31,500 SF RETAIL

New to our retail portfolio, 285 Lafayette is a retail condominium in the heart of Soho. Traversing three levels from the ground floor to sub-basement, this vibrant block houses the New York Public Library, Equinox, Florence's Santa Maria Novella Farmacia, and the famed tattoo studio Soho Ink. This property is directly across Jersey Street from the Puck Building, a long-standing pillar of the Kushner portfolio.





WESTMINSTER HOTEL | LIVINGSTON, NEW JERSEY | 183 KEYS

In the heart of Livingston, New Jersey, is the Westminster Hotel, our AAA Four Diamond luxury hotel that caters to the discerning tastes of today's travelers. Guests enjoy first-class amenities, including an indoor pool, fitness center, and renovated Westminster Club Level suites. Our renovated ballroom can accommodate events both elaborate and intimate, from wedding receptions to Fortune 500 executive conferences, with complementary meeting facilities, social event spaces, and banquet rooms available.

WESTMINSTER HOTEL





PIER VILLAGE | LONG BRANCH, NEW JERSEY | 492 APARTMENTS | 130,000 SF RETAIL

A jewel on the New Jersey coast, Pier Village is home to luxurious residences and oceanfront retail, dining, and entertainment, making it an exciting attraction for both residents and visitors. In close collaboration with Long Branch township, we have enlivened this community with new local and national retailers, year-round events, and streetscape improvements. Pier Village has been further elevated by the next phase of development with condominiums, additional retail, and two hotels.





666 FIFTH AVENUE | NEW YORK, NEW YORK | 1,450,000 SF

Kushner owns the fee interest in a long term ground lease for the 1.45 million square foot commercial tower, which is home to Kushner headquarters. Built in 1957, the landmark building is often noted for its signature aluminum façade, prominent crown signage, and lobby designed by Isamu Noguchi. The tower sits atop several floors of retail facing Fifth Avenue, the world's most prominent retail corridor.





BROADWAY PLACE | LONG BRANCH, NEW JERSEY | 590 APARTMENTS | 100,000 SF RETAIL

Located in the urban downtown and historic theater and commercial district of Long Branch, Broadway Place is poised to become the new town center of this thriving community. Topped with nearly 600 apartments, the streetscape of this development will provide vibrant retail, cultural and community uses, and several public spaces including a large public plaza. The first phase of construction is set to begin in 2020.





CHATHAM HILL APARTMENTS | CHATHAM, NEW JERSEY | 308 APARTMENTS

Set across 23 hilly acres, Chatham Hill Apartments offers an all-inclusive living experience. Our one-, two-, and three-bedroom apartments feature fully-equipped and renovated kitchens, private terraces, individual parking garages, and generous layouts. Less than an hour from Manhattan by train, Chatham Hill stands out in the market with an outdoor pool deck, tennis courts, dog park, and a newly renovated fitness center.





DUMBO RETAIL | DUMBO, BROOKLYN | 53,000 SF

Grounding 750,000 square feet of creative and tech office space is a vibrant retail and restaurant corridor at Dumbo Heights. The campus has attracted an impressive roster of tenants, including Bluestone Lane, Shadowbox, Yoga Vida, and Mulberry & Vine. Retail curation has focused on locally-grown artisanal experiences that resonate with the office tenants and the surrounding neighborhood of creative professionals. Kushner is an active member of the Dumbo Business Improvement District.



RA
LEASING

Fresh

CANDIDLY BEER
PILSNER • \$4.99
PALE ALE • \$4.99
SUMMER SODA • \$3.99
IPA • \$4.99
COFFEE PORTER • \$4.99

WINE
COFFEE



BUNGALOW HOTEL | LONG BRANCH, NEW JERSEY | 24 KEYS

Bungalow Hotel, located at the front entrance to Pier Village, is a home away from home. Our accommodations feature uniquely spacious rooms and suites, private fireplaces, and fully-equipped kitchenettes. Guests can also come downstairs to enjoy happy hour and live music in Bungalounge, our ground floor event space adorned with rotating local art exhibitions. The beachfront boardwalk is 350 feet away, with the shops and restaurants of Pier Village at your doorstep.



BUNGALOW HOTEL

PIER VILLAGE





COMMONS AT WHITE MARSH APARTMENTS | MIDDLE RIVER, MARYLAND | 1,212 APARTMENTS

Commons at White Marsh is a robust community featuring one-, two-, and three-bedroom apartments and townhomes. Nestled within a quaint neighborhood, yet minutes from downtown Baltimore, the location is a commuter's dream. The community benefits from two on-site swimming pools, tennis court, grill and picnic area, and clubhouse.



730

730



5 THORNTON ROAD | OAKLAND, NEW JERSEY | 150,000 SF INDUSTRIAL

A long-standing pillar of our growing 1.5 million square foot industrial portfolio, 5 Thornton Road features soaring 23-foot ceilings, large-scale floorplates, and several triple-net lease tenants. Our facilities provide expansion space for both warehousing and manufacturing. 5 Thornton Road is centrally located in Bergen County with advantageous access points and connectivity to transit.

 PLATINUM
PRESS





30 JOURNAL SQUARE | JERSEY CITY, NEW JERSEY | 741 APARTMENTS | 15,000 SF RETAIL

Poised to be the tallest visual point on the Jersey City skyline, 30 Journal Square will rise in the heart of one of the city's most exciting, up-and-coming neighborhoods. The tower, designed by Morris Adjmi, will bring 741 residential units and 15,000 square feet of retail space to Journal Square. At ground level, 30 Journal will incorporate the historic Jersey Journal Building façade, as well as a curated sculpture garden plaza that will integrate into the street fabric.



JERSEY JOURNAL



CANTERBURY APARTMENTS | ROSEDALE, MARYLAND | 618 UNITS

Canterbury Apartments features spacious one-, two-, and three-bedroom floor plans accented by chef's kitchens, modern finishes, and walk-in closets. These Rosedale apartments are in close proximity to MedStar Franklin Square Medical Center and a short drive to major expressways including I-95 and I-695, providing easy access to Baltimore and the surrounding area.





115 SPRING STREET | NEW YORK, NEW YORK | 5,200 SF RETAIL

Located in the heart of Soho, this asset is a retail condominium on the ground floor and basement of 115 Spring Street. Adidas has one of its most successful retail stores in this space. We purchased a 50% interest in this opportunity from SL Green.



SHAFTWAY

SHAFTWAY

SHAFTWAY

adidas

SALE

Two people walking on the sidewalk.

Group of people standing near the Adidas store entrance.

Two people walking past the Adidas store.

One person walking on the sidewalk.

One person walking on the sidewalk.



THE LB RESORT | LONG BRANCH, NEW JERSEY | 102 KEYS

This 102-room beachside hotel will be directly adjacent to the existing Pier Village community. With its ideal location, indoor and outdoor pools, club lounge, and private terraces, the LB will offer guests a convenient and inspired escape from the hustle of everyday life by providing great food, fun social spaces, and comfortable lodging.

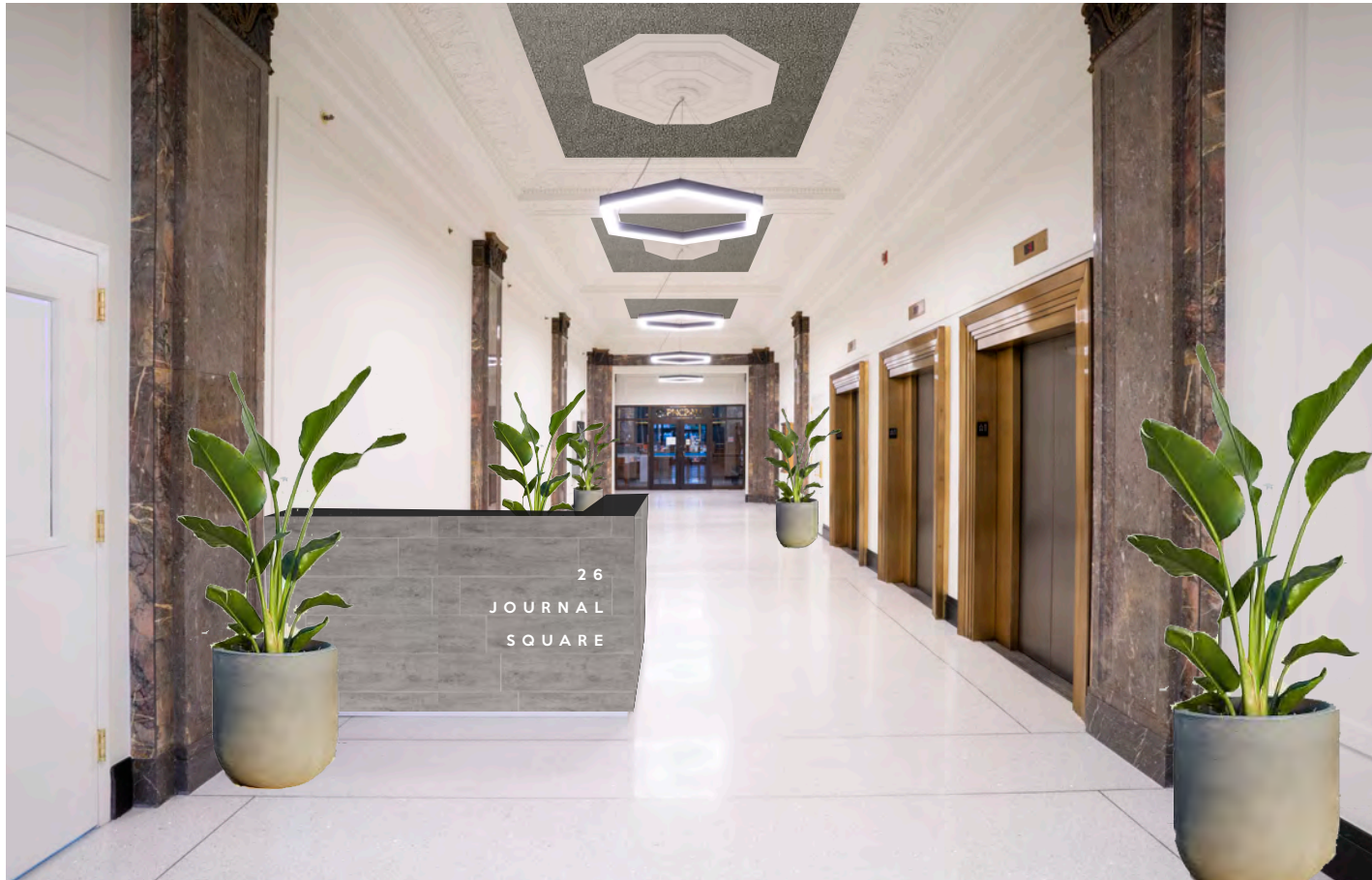




THE APARTMENTS AT BONNIE RIDGE | BALTIMORE, MARYLAND | 960 UNITS

Acquired in 2019, the Apartments at Bonnie Ridge offer modern amenities in a tranquil setting: a 1.5-mile nature/fitness trail, swimming pool and sundeck, fitness center, tennis courts, and open-air pavilions. One-, two- and three-bedroom apartments feature private balconies and patios, in-unit washer/dryers, central air conditioning and renovated interiors.





26 JOURNAL SQUARE | JERSEY CITY, NEW JERSEY | 111,000 SF

Our investment in Journal Square extends beyond ground-up development to include significant existing buildings in the neighborhood, such as 26 Journal Square. Built in 1928, this beaux-arts office tower is often considered the first skyscraper in Jersey City. It is now home to locally-based companies and retailers. This year, we upgraded the property with extensive renovations to lobbies, corridors, and common spaces, as well as additional amenity uses.



JERSEY JOURNAL



THE SHOPS AT LONG BRANCH | LONG BRANCH, NEW JERSEY | 90,000 SF RETAIL | 169 KEYS

Overlooking the Atlantic Ocean, this new retail development features top-of-the-line homes embedded in a vibrant, mixed-use community of retail, restaurants, and two new hotels. This exciting addition to the district brings a vibrant mix of local and national retailers and restaurants to an already iconic and historic waterfront. The Lofts condominiums are being developed by our partner and premier condominium developer, Extell Development.



burger shack

PIER VILLAGE

burger shack

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NEW YORK CITY RESIDENTIAL | MANHATTAN + BROOKLYN | 1,960 APARTMENTS

Kushner owns some of the best walk-up apartment buildings in Manhattan and Brooklyn. The company's brand "Westminster City Living" has become a leader in the New York City apartment business, offering luxury service in a walk-up setting. Corridors and common spaces are upgraded, and apartments are renovated with stainless steel appliances, washer/dryers, and brand new fixtures. Westminster City Living has developed a reputation among residents and brokers alike for providing responsive management and customer service.





COLTS NECK RESIDENCES | COLTS NECK, NEW JERSEY | 360 APARTMENTS

The Colts Neck Residences will be situated in one of the most desirable neighborhoods in New Jersey. Surrounded by scenic natural landscapes, vibrant retail, an excellent school district, and golf clubs, these homes will provide the pinnacle of suburban living. Residences will feature top-of-the-line design, with communal amenities including a sun and pool deck, private clubhouse, and expansive fitness center.





THE MANOR + THE MANOR EAST | LEESBURG, VIRGINIA | 362 UNITS

These two sister properties offer serene, spacious homes in a fully amenitized community. One- and two-bedroom floor plans feature private balconies and patios, climate control, and renovated finishes. A swimming pool and sundeck, fitness center, picnic and barbecue patio, and storage facility are available for the convenience of our residents.





THE APARTMENTS AT CAMBRIDGE COURT | ROSEDALE, MARYLAND | 544 UNITS

Part of our 8-property acquisition near Baltimore, Maryland, the Apartments at Cambridge Court offer a respite from city life. This community features one-, two-, and three-bedroom apartments with renovated finishes, fully equipped kitchens, in-unit washer/dryers, and high ceilings. Like other properties within this portfolio, Cambridge Court is fully amenitized with a pool deck, volleyball court, clubhouse, and fitness center.






18 COLUMBIA TURNPIKE | FLORHAM PARK, NEW JERSEY | 135,000 SF

Built by Kushner, 18 Columbia Turnpike is a Class A office campus located in Florham Park between West Orange and the burgeoning Morristown. The property is fully amenitized, and features a top-shelf fitness club, cafeteria, garage parking, and upgraded common spaces. Tenants include quality financial firms and law firms.



 KUSHNER



1900 + 2000 BISCAYNE BOULEVARD | MIAMI, FLORIDA | 1,100 APARTMENTS

Kushner is developing three luxury rental towers situated squarely between downtown Miami, Wynwood, the Design District, and the water. With top-of-the-line homes and amenities designed to the last detail, this three-phase project will set a new standard in the residential market in Miami. Kushner has staffed operations in Miami and is actively seeking other development and acquisition opportunities in South Florida.





THE COURTS AT FAIR OAKS | FAIRFAX, VIRGINIA | 364 UNITS

The Courts at Fair Oaks was added to our portfolio this year as part of a seven-property acquisition in the state of Virginia. This community features spacious one- and two-bedroom apartments in a gated community, with some units offering fireplaces and cathedral ceilings. Amenities include a modern clubhouse, tennis courts, and fitness center.



Welcome Home!
It's a Pleasure to see
you Again

CAUTION
GATE OPENS
SLOWLY

CAUTION
GATES OPEN
SLOWLY

DO NOT
ENTER



124 BAY STREET | JERSEY CITY, NEW JERSEY | 36,500 SF OFFICE | 59,500 SF RETAIL

Kushner and KABR Group acquired the iconic 124-134 Bay Street, known as Warren at Bay, in 2016. A former warehouse built in 1914, these historic buildings are located in the Powerhouse Arts District in Jersey City, just steps from the waterfront and the Grove Street PATH Station. The design vision for Warren at Bay will honor the context of the community with convenient access to Manhattan and a vibrant cultural landscape of retail, art galleries, and creative office.



SHOPS

FOOD MARKET



SEMINARY TOWERS | ALEXANDRIA, VIRGINIA | 545 UNITS

Located just nine miles from the nation's capital, Seminary Towers features sweeping, panoramic views and high-end amenities, including a rooftop fitness center and outdoor pool deck set among shade trees. This community is convenient to major interstate highways and offers easy accessibility to Old Town Alexandria. Renovated units offer Energy Star appliances, central air conditioning, and spacious layouts.



2020



