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KUAFU PROPERTIES ANNOUNCES ACQUISITION OF ONE MIMA TOWER

Luxury rental collection, with one of the largest amenities package in NYC, to be converted to one-of-a-kind condominiums

New York – (July 6, 2015) – Kuafu Properties, a New York-based, full-service development and investment management platform, announced today that it has entered into contract to acquire **One MiMA Tower**, the 151 luxury residences consisting of the top 13 floors of the mixed-use project MiMA, developed by **Related Companies**.

The residences, offering spectacular views from over 500 feet up, were originally planned as condominiums and are currently ultra-luxury rentals, achieving some of the highest rents in New York City. Kuafu Properties intends to bring fresh vision and introduce the residences as for sale condominiums.

Located at 460 West 42nd Street at the gateway to Hudson Yards and Manhattan’s dynamic Hudson Yards neighborhood, One MiMA Tower has been one of the most iconic collection of residences in New York City since opening in 2012. Located atop MiMA, One MiMA Tower has its own entrance lobby, elevators and commanding views. It has been positioned as an even more distinguished luxury rental than the already very high-end residences at MiMA.

One MiMA Tower is well-known for its spectacular Hudson River and Manhattan skyline views, as well as one of the largest residential amenity packages in Manhattan, covering over 44,000 square feet. Every amenity is provided for on premises. This, coupled with LEED Gold Certification, promotes a healthy lifestyle for residents with a resident-only fitness club managed by Equinox, swimming pool, full-size basketball court, outdoor terraces and catering kitchen. Other amenities include a theater, multiple lounges, business center, Dog City pet care facility, screening room, bicycle storage, technology center and valet dry cleaning. The mixed-use development also includes a Frank Gehry-designed theatre, a 669 Key Yotel and a soon-to-open TreeHaus, a farm-to-table market and restaurant.

“This is an exciting acquisition, because of everything One MiMA Tower offers residents,” said **Shang Dai, Chief Executive Officer of Kuafu Properties**. “With spectacular views, inspired design and world-class amenities, One MiMA Tower units will fill a void in New York City’s residential market by offering ultra-luxury residences at a more attractive pricing to other new development offerings.” **Chris Sameth, Head of Acquisitions at Kuafu**, added, “The proximity to Manhattan’s Theatre District and the exciting Hudson Yards neighborhood, coupled with the panoramic views and superior condominium level finishes developed by Related make MiMA a premier asset.”

The acquisition of this premier residential asset is exemplary of Kuafu’s deep understanding of the New York market, as well as its unique ability to match Chinese capital with exciting real estate investment

opportunities. With this acquisition, Kuafu Properties now has over 1 million square feet of residential, retail and hospitality assets under development in New York City.

Shanghai Construction Group will be investing in the project with Kuafu, and Related will continue its ongoing role in One MiMA Tower post-closing as property manager and a development advisor to ownership.

About Kuafu Properties

Kuafu Properties, based in New York City, is a full-service development and investment management platform established with the vision of bridging Chinese capital with prominent US real estate projects. Kuafu has assembled an experienced team of real estate professionals with in-house capabilities ranging from architecture & design, development, investments, asset management and legal. Kuafu continues to invest Chinese capital into suitable development and value-add projects. Kuafu's focus to date has been on New York City projects and the tri-state region where it is actively pursuing additional investment opportunities.

跨富地产宣布收购 One MiMA Tower

曼哈顿超豪华出租公寓，带有纽约最大的会所设施之一，即将被转换为独特的独立产权公寓

纽约 – 2015 年7月6日 – 跨富地产是一家位于纽约的房地产开发投资公司，经营全方面地产业务。跨富近日和美国瑞联集团签订协议，将购买坐落于纽约曼哈顿时代广场附近MiMA大厦顶层13层名为One MiMA Tower的151套豪华公寓。

这些套豪华公寓每一套均拥有500英尺以上超豪华视野，将整个曼哈顿天际线以及哈德逊河景尽收眼底。目前这些豪华公寓由瑞联集团管理，作为面向超高端市场的出租公寓，许多套间租金高达纽约之最。跨富地产计划在目前公寓豪华装潢的基础上再加以升华，然后将其转换为独立产权公寓出售。

One MiMA Tower位于西42街460号，坐落于曼哈顿发展最火热的城区——哈德逊广场的门户地段。自项目落成以来，One MiMA Tower就是全纽约最备受瞩目的豪华公寓之一。位于MiMA大厦之巅的One MiMA Tower拥有自己独立的入口大厅，专用电梯以及最顶尖的视野。相较于MiMA大厦其他部分的高端公寓，分开经营的One MiMA Tower一直以更豪华的市场定位别占鳌头。

One MiMA Tower因其无可比拟的曼哈顿天际线和哈德逊水景视野，以及纽约最大，总面积超过四万四千英尺的会所设施而闻名纽约市。大楼的健身、休闲、娱乐设施应有尽有，并获得了权威环保机构——美国绿色建筑协会（LEED）“黄金”等级的节能环保认证。这种种的优越条件都为所有的住户维持绿色健康生活奠定了良好基础。大楼内部的设施包括：Equinox健身房，游泳池，全场篮球场，户外露台，可租用厨房灯，多个聚会沙龙空间，商务中心，宠物中心，室内外电影放映室，自行车存放室，送货上门干洗服务等等。除此之外，大楼整体还具备一个由Frank Gehry设计的大剧院，一个拥有669间客房的时尚酒店Yotel，以及一间即将开张的，供应农场直销新鲜食材和美食的TreeHaus超市及餐厅。

“这次收购是激动人心的，因为 One MiMA Tower 为住户提供了如此优越的居住条件，” 跨富地产的 CEO 戴上先生表示，“坐拥如此超凡的视野，优秀的室内装潢和丰富的会所设施，One MiMA Tower 在各方面均满足了超豪华公寓的水准，但却同时能够以相较同等超豪华公寓更有竞

竞争力的价格面向市场——这满足了纽约市场的一项重要需求。”此外，跨富地产的投资总监，克里斯·萨摩斯先生表示：“此项目在多个方面都具有很大的优势；其靠近曼哈顿城中心和邻近哈德逊广场城区的黄金位置，其开阔的视野，以及由瑞联集团所完成的高标准建筑质量，都决定了MiMA将是一项顶尖的项目。”

此次跨富对于 One MiMA Tower 的收购很好的代表了公司对于纽约地产市场的理解，并且也凸显了跨富对于衔接中国资本以及优秀地产投资项目的的能力。在此项收购之后，跨富地产在纽约市管理开发的住宅，零售以及酒店资产总共超过了 100 万平方英尺。

上海建工集团作为资方将与跨富共同投资此项目，而瑞联集团则会在收购完成后继续履行其在 One MiMA Tower 的管理职责，并作为全程顾问为项目的开发提供尽可能的帮助。

跨富地产是一家位于纽约市的全方位地产开发和投资管理公司。公司宗旨在于为中国资本架设一条投资美国高端地产项目的桥梁。公司充分集合美国当地优秀资源，于公司内部打造了全方位的地产开发能力，其中包括建筑设计，法律法务，财务融资，开发管理等等。跨富地产立足于帮助中国的投资资本加入到美国最适合，最优秀的地产项目中。跨富地产主要聚焦在纽约市内以及纽约，新泽西，康州三地内具有显著投资的价值地产项目，并且持续追求新的投资机会。

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