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For Immediate Release

George Comfort & Sons Inks 300,000 SF Long-Term Lease with Weill Cornell Medicine at 575 Lexington Avenue in Plaza District

Weill Cornell Medicine Growing Presence in Prestigious Plaza District Tower in One of the Year's Largest Manhattan Office Leases

New York, NY (October 30, 2023) — George Comfort & Sons, on behalf of the ownership of 575 Lexington Avenue, today announced that it has finalized a 300,000-square-foot lease with Weill Cornell Medicine at 575 Lexington Avenue in Manhattan's Plaza District.

As part of a 30-year agreement, Weill Cornell Medicine will expand its footprint by 100,000 square feet and will now occupy eight full floors as well as a dedicated portion of 575 Lexington's ground floor for a separate lobby. Weill Cornell Medicine will offer patient care in the space. The 300,000-square-foot lease is one of the largest lease agreements completed in New York City so far this year.

"We are thrilled to extend our long-term relationship with Weill Cornell Medicine, a bedrock New York City institution dedicated to improving patient outcomes and preparing the next generation of leaders in health care," said George Comfort & Sons President and CEO Peter S. Duncan. "Weill Cornell Medicine remains our largest tenant in the tower."

"The new space at 575 Lexington will be a convenient destination for patients living and working in Midtown Manhattan to receive exemplary care from Weill Cornell Medicine physicians and care providers," said Dr. Robert Min, president and chief executive officer of Weill Cornell Medicine's Physician Organization, a faculty practice that includes nearly 2,000 clinical providers. "Reaching and providing care to the greatest number of patients in New York City is our top priority."

Weill Cornell Medicine was represented in the transaction by David Falk, Andrew Sachs and Ben Shapiro of Newmark. Ownership was represented in-house by George Comfort & Sons' Mr. Duncan and Dana Pike.

Ownership worked with its lenders, Aareal Capital, funds managed by Oaktree Capital Management, L.P. and Paramount Group to bring the transaction to fruition.

575 Lexington Avenue was acquired in September 2015 by a joint venture including Cannon Hill Capital Partners and George Comfort & Sons. Located in the heart of Manhattan's vibrant Plaza District, the 35-story, 745,000-square-foot office tower is surrounded by Midtown's corporate

headquarters, fine restaurants and vast retail options. Transportation is easily accessible, with Grand Central Terminal a few short blocks away and three subway lines just around the corner.

About George Comfort & Sons

Founded in 1919, George Comfort & Sons, Inc. specializes in acquisitions, asset and property management and brokerage, and offers full service leasing, construction, finance and development capabilities. It owns and operates a commercial real estate portfolio in excess of 14 million square feet. In addition to its New York headquarters, it has offices in Purchase, NY and Stamford, Conn. For more information about George Comfort & Sons, Inc., please visit www.gcomfort.com.

About Cannon Hill Capital Partners

Cannon Hill Capital Partners is a vertically-integrated real estate operator, developer and investment manager pursuing growth through a value-added investment strategy primarily focused on repositioning and developing best-in-class office, multi-family, industrial and life sciences properties in the metropolitan regions of New York, Boston, and Washington, D.C. Its portfolio under management includes 33 properties aggregating approximately 9.0 million square feet in its core markets. For more information, please visit www.cannonhillcap.com.