



TSX

Amplify the Times

"ONE STRUCTURE THAT IS ABLE TO DELIVER THE KIND OF INTEGRATED AND IMMERSIVE EXPERIENCES THAT MODERN BRANDS NEED TO SUCCEED"

Hospitality

660+ Key - Tempo by Hilton Hotel

Food & Beverage

Largest Outdoor Terrace in Times Square

Brand & Attraction Retail Experiences

7,302 Square Meters of High Capacity Retail Space

Entertainment

The only event space of its kind with a stage directly on Times Square which folds out of a 2,096 Square Meter High-Definition LED Sign, as well as the Iconic Palace Theater

Why Choose

TSX

TEA Qualified

Faster processing because the project falls under the set aside categories due to location/TEA Area (Targeted-Employment Area). There are currently NO waiting lists for any country and you can receive U.S. residency in as little as 120 days per current USCIS guidance.*

Construction

Construction is nearing completion and as of Q1 2023 is 90% complete. The tower is already fully topped off with the majority of the interior build out finalizing shortly. The construction is expected to be substantially completed by Q3 2023 in time for peak travel season in New York City.

Entertainment Platform

A larger-than-life stage for artists and a canvas for the world's most creative brands. With TSX's "building take-over" artists will have the ability to launch or cultivate their brands like never before. Starting with a concert on the Times Square folding stage, retail space dedicated to their merchandise or brand launch, private shows at the Supper Club and exclusive hotel offers for their fans. The possibilities are endless and showcase the uniqueness of TSX.

Job Creation

Utilizing the U.S. Government accepted RIMS II econometric methodology report completed by Michael Evans, Ph.D., it is estimated that TSX Broadway will create 10,911 jobs, well more than what is required for successful removal of conditions and permanent residency for all investors in the project. The project has already created 100% of jobs required for ALL EB-5 investors.

World Class Sponsorship

With decades of combined experience, over \$20 billion in transactions and over \$50 billion in combined assets, the team of L&L Development and Fortress Investment Group are bringing forth a new era of Times Square.

#1 Tourist Destination

Where would be better to make an investment? The ball drop. The big lights. The theater. The crowds. The performers. The canyon. The avenues. TSX lives at its home in the irreplaceable Times Square, New York. As the most pedestrian trafficked site in the entire world, Times square sees over 400,000 visitors a day and over 130 million visitors every year, with a global viewership of over 1 billion on New Year's eve*, TSX is perfectly set right at the crossroads of the world.

Pre-Approved Project

TSX Broadway previously received I-924 project "exemplar" approval from USCIS prior to the updated 2022 legislation as well as 140 successful I-526 visa petitions for investors. Based on the previous I-924 approval, and the recently filed I-956F application for project approval, all new TSX Broadway investors will be able to file I-526E petitions immediately. We believe investors can anticipate their ultimate visa approval based on the previous successes and steady progress of construction, with completion of the project expected in 2023.

Capitalized

The TSX Project has a Senior Loan in place with Goldman Sachs, a global financial institution with a current market cap of over \$125 Billion. Further, to date, the developers have over \$1 billion of cash equity invested into the Project, showing their commitment to its success.

*based on currently available USCIS data and estimations made by immigration attorneys. By filing for I-485 adjustment of status US residency could be obtained in approximately 4 months after submitting the application.

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