

Mori Trust Acquires 35 Hudson Yards Complex, Including the Five-Star “Equinox Hotel”, in Manhattan, New York

MORI TRUST CO., LTD. (Head Office: Minato-ku, Tokyo; President & CEO: Miwako Date) hereby announces that, on November 17, 2025, it acquired an ownership interest in a portion of the large-scale mixed-use building 35 Hudson Yards comprising the 1st through 38th floors, located in Manhattan, New York, through its U.S. subsidiary, MORI America LLC. The acquired floors include office, hotel, and retail spaces. This marks MORI TRUST's 12th real estate investment in the United States and its second in Manhattan.



35 Hudson Yards Exterior



Equinox Hotel entrance

Equinox Hotel: A luxury lifestyle hotel that satisfies all five senses

The Property is one of the buildings comprising Hudson Yards, a large-scale, mixed-use development project in Manhattan. The Property's most distinctive feature is the presence of the Equinox Hotel, a wellness-focused luxury lifestyle hotel operated by Equinox Holdings, Inc., which operates premium fitness facilities primarily in North America. This hotel is the only one in the world located exclusively in Hudson Yards, and its wellness-focused guest rooms and amenities have garnered a loyal following among business executives and top athletes.

Guest rooms feature superior light and sound insulation and are furnished with bedding made exclusively from natural materials such as horsehair and seaweed, pursuing an environment conducive to restful sleep. Furthermore, guest rooms featuring the Sleep Lab, developed in collaboration with sleep scientists, support high-quality sleep with cold water and steam showers, aromatherapy, and more, catering to the needs of health-conscious guests. The lower levels of the building feature a fitness club and spa spanning over 5,500 m² operated by Equinox, offering a variety of classes and therapies during guests' stay.

Comments from Miwako Date, President & CEO of MORI TRUST CO., LTD.



We are delighted to announce the acquisition of Equinox Hotel, a luxury lifestyle hotel, and 35 Hudson Yards, featuring high-quality office space, in Manhattan, New York, the cultural and economic center of the U.S.A. Mori Trust has invested in nine buildings in the United States, including the Manhattan office building 245 Park Avenue acquired in 2023. Within Japan, we focus not only on owning and operating diverse office buildings but also on developing and operating hotels in collaboration with foreign luxury brands. Acquiring high-quality properties overseas, such as 35 Hudson Yards, contributes to the stability and sustainability of our asset portfolio and will drive further growth in the future.

Going forward, we will operate 35 Hudson Yards, an iconic building representing Manhattan, as an even more attractive property. As a member of the U.S. real estate market, we will continue to work to revitalize the market.

About the Property

Overview of Property

Property Name	35 Hudson Yards
Location	35 Hudson Yards, New York, NY
Site Area	50,168 sq. ft
Total Floor Area	1,095,248 sq. ft (Portion acquired: 490,128sq. ft)
Floors	92 floors above ground (Portion acquired: 1st to 38th floors)
Property Type	Hotel, Office, Retail, Residential *
Construction Type	Reinforced concrete construction
Year Built	2019

* The residences are not subject to acquisition.

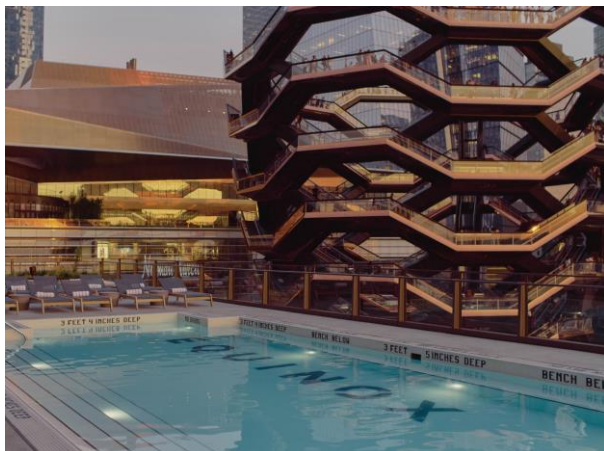
Overview of Transaction

Acquisition Date	November 17
Seller	Related Companies and Oxford Properties Group

Overview of Equinox Hotel

Occupying 24th to 38th floors of 35 Hudson Yards, the Equinox Hotel is a luxury lifestyle hotel specializing in wellness, managed by Equinox, a luxury fitness company operating primarily in North America. It is the only luxury hotel in the Hudson Yards area and has been selected for the prestigious 2024 Readers' Choice Award by Condé Nast Traveler and among The World's Best 50 Hotels in 2023. Every experience throughout your stay at the hotel contributes to your overall wellness. For example, guests can use the Equinox Fitness Club operated by Equinox during their hotel stay. The guest rooms also feature a luxurious space offering a high-quality sleep environment and views of Manhattan's cityscape and the Hudson River. Additionally, the hotel features a spa and both indoor and outdoor pools as well as a variety of recovery treatment menus.

Name	Equinox Hotel
Guest Rooms	212 rooms
Gross Floor Area	237,453 sq. ft
Hotel Amenities	Restaurants, Fitness, Spa, Pools, and More
Open Date	August 2019



The outdoor pool



Junior Suite

About MORI TRUST CO., LTD.

MORI TRUST CO., LTD. is a comprehensive real estate developer engaged in large-scale mixed-use development mainly in Tokyo's central districts and in its hotel and resorts business nationwide.

Centered on its three businesses of real estate, hotels & resorts and investment (Japan and overseas), the company has developed 64 buildings, residences and commercial facilities and 35 hotel and resort facilities in Japan and overseas as of March 2024.

MORI TRUST will continue to promote projects that enhance Japan's international competitiveness through urban development, hotel development that preserves and utilizes historical buildings that serve as tourism attractions and other efforts.

<https://www.mori-trust.co.jp/english/>

MORI TRUST overseas investment business policy

Under its Mid to Long Term Vision Advance2030, Mori Trust has set targets to achieve operating revenue of ¥330 billion by FY2030, the final year of the plan, through ¥1.2 trillion in business investments by that fiscal year.

The acquisition of 35 Hudson Yards is also aligned with the Mid to Long Term Vision Advance2030. Moving forward, we will continue to actively pursue overseas real estate investments with a focus on stability, sustainability, and growth potential, aiming to build an optimal asset portfolio.

Major Real Estate Operations in the United States

Manhattan, New York

245 Park Avenue

Location	245 Park Avenue, New York, NY 10029
Year Built	1967
Year of Acquisition	2023
Rentable Area	1,782,793 sq.ft
Property Type	Office

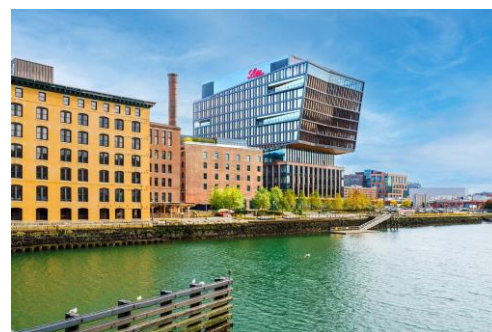


245 Park Avenue

Boston

15 Necco Street

Location	15 Necco Street, Boston, MA 02210
Year Built	2024
Year of Acquisition	2023
Rentable Area	345,995 sq. ft
Property Type	Office



15 Necco Street

10 St. James Avenue

Location	10 St. James Avenue, Boston, MA 02116
Year Built	2000
Year of Acquisition	2017
Rentable Area	565,793 sq. ft
Property Type	Office



Right: 10 St. James Avenue
Left: 75 Arlington Street

75 Arlington Street

Location	75 Arlington Street, Boston, MA 02116
Year Built	1913 (2009-2013 renovation)
Year of Acquisition	2017
Rentable Area	258,979 sq. ft
Property Type	Office

Washington, D.C.

601 Massachusetts Avenue

Location	601 Massachusetts Avenue NW, Washington, D.C.
Year Built	2015
Year of Acquisition	2022
Rentable Area	478,882 sq. ft
Property Type	Office



601 Massachusetts Avenue

Other, About Mori Trust's Real Estate Business in the United States (as of November 2025)

<https://www.mori-trust.co.jp/english/business/overseas/>