

# TRINITY PLACE --- HOLDINGS



**ANNUAL SHAREHOLDER MEETING**  
**JUNE 16, 2016**

This presentation contains forward-looking statements within the meaning of the Securities Exchange Act of 1934, as amended. All statements included in this presentation, other than statements of historical fact, that address activities, events or developments that we believe or anticipate will or may occur in the future are forward-looking statements. These statements represent our current expectations based on various factors and numerous assumptions and are subject to known and unknown risks, uncertainties and other factors that could cause our actual results and financial position to differ materially. We claim the protection of the safe harbor for forward-looking statements provided in the Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act and Section 21E of the Exchange Act. Examples of forward-looking statements include: (i) anticipated development and/or redevelopment of 77 Greenwich and our other properties, (ii) projections of financial items, (iii) statements of our plans and objectives, (iv) statements of expected future economic performance, and (v) assumptions underlying statements regarding us or our business. Forward-looking statements can be identified by, among other things, the use of forward-looking language, such as “expects,” “should,” “could,” “intends,” “anticipates,” “targets,” “estimates” or the negatives of those terms, or by discussions of development plans, strategy or other intentions. Important factors that could cause our actual results to be materially different from the forward-looking statements include the risks and other factors discussed in our Annual Report on Form 10-K for the transition period ended December 31, 2015, in our Quarterly Reports on Form 10-Q and in our other filings with the Securities Exchange Commission. In addition, there may be other factors that could cause our actual results to be materially different from the results referenced in the forward-looking statements. All forward-looking statements contained in this presentation are qualified in their entirety by this cautionary statement. Forward-looking statements speak only as of the date they are made, and we do not intend to update or otherwise revise the forward-looking statements to reflect events or circumstances after the date of this presentation or to reflect the occurrence of unanticipated events.

# RECENT ACTIVITY

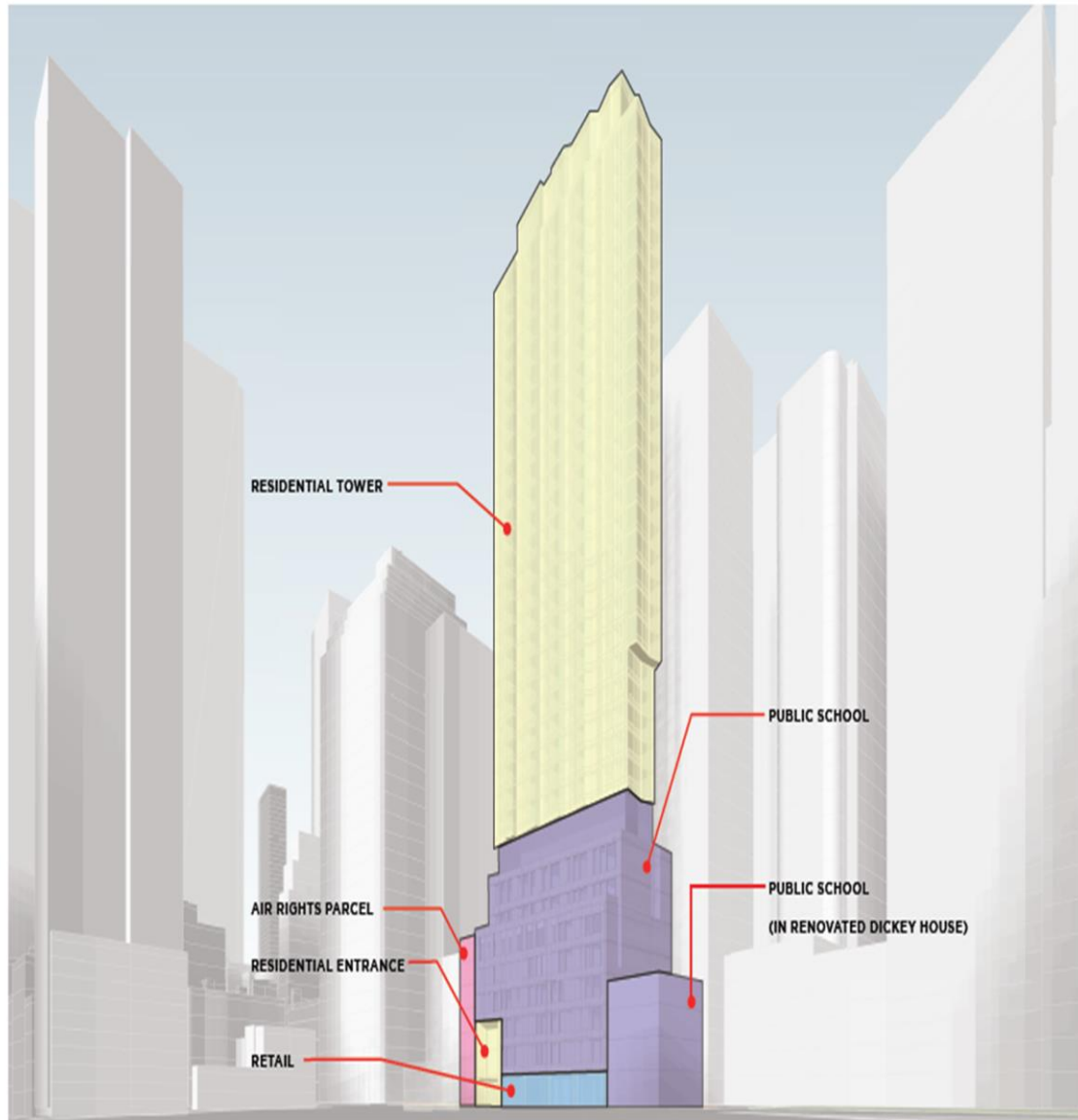
- February 2015      => exit liquidation basis accounting and resumed going concern accounting. Closed \$40 million land loan. Charter amended to protect NOLs.
- September 2015    => launched on-line marketplace at FilenesBasement.com
- November 2015    => changed fiscal year end to a December 31 year end
- December 2015    => raised \$30.0 million pursuant to backstopped rights offering
- December 2015    => listed on the NYSE MKT exchange
- January 2016       => announced working with NYC School Construction Authority to bring a public school to Lower Manhattan
- February 2016     => obtained Landmarks approval for 77 Greenwich
- March 2016        => had a general unsecured claims satisfaction and repaid former majority shareholder
  - ✓ Claims process savings totaled \$11.4 million over initial estimates at emergence
  - ✓ Sale proceeds exceeded initial estimates at emergence by \$20.9 million
- May 2016          => closed on a \$12.6 million refinancing of our West Palm Beach property, pre-payable at any time without penalty
- June 2016         => included on preliminary list for addition to the Russell 2000 Index
  - => Walmart & Tire Kingdom opened for business at West Palm Beach
- Ongoing            => evaluating new investment opportunities while repositioning existing properties





RENDERING

## Development Site Rendering



DEVELOPMENT PROGRAM

## As of Right Development

+303,666 gross square feet:

- Residential: 135,000 sellable square feet
- School: ±90,000 sellable square feet
- Retail: ±5,000 rentable square feet

## Design Team

- Architect: FXFOWLE, of Greenwich Lane condo project
- Interior Design: Deborah Berke Partners, designer of 432 Park Avenue condominium project. Ms. Berke was recently named the Dean of the Yale School of Architecture

## Construction Update

- Demolition and abatement – in process

# 77 GREENWICH

TRINITY PLACE  
**HOLDINGS**

LANDMARK BUILDING  
67 GREENWICH (28 - 30 TRINITY)  
TO REMAIN

FORMER SYMS LOCATION  
42 TRINITY PLACE

AIR RIGHTS PURCHASED FROM  
44 TRINITY PLACE





# 77 GREENWICH

TRINITY PLACE  
**HOLDINGS**



View from  
South on  
Greenwich St.  
Elizabeth  
Berger Plaza  
Visible on right



Rendering of Lower Floors, The School's Condo, from Trinity Pl. and Edgar St. – Looking Northwest



# 77 GREENWICH

TRINITY PLACE  
**HOLDINGS**



ELIZABETH BERGER PLAZA| Proposed Design

31

Funding committed by NYC Parks department.  
Expected to open prior to condo completion.

# 77 GREENWICH

TRINITY PLACE  
**HOLDINGS**



Rendering





34th Floor Looking South





12th Floor looking South

# 77 GREENWICH

TRINITY PLACE  
**HOLDINGS**



Westerly view at dusk





Rendering



# WEST PALM BEACH

TRINITY PLACE  
**HOLDINGS**



**Approximately  
112,000 gross  
leasable area in  
strong South Florida  
market**

- Strip center and pad tenants include:
  - ❖ Walmart Neighborhood Market
  - ❖ Taco Bell
  - ❖ Boston Market
  - ❖ Tire Kingdom
  - ❖ Medical Office users
  - ❖ Local and regional services

Occupancy:

2/28/15: 25.2%

3/31/16: 67.8%





Before redevelopment



After redevelopment





Before redevelopment





After redevelopment



# WEST PALM BEACH

TRINITY PLACE  
**HOLDINGS**



After redevelopment





Before redevelopment



After redevelopment





**Strong Route 17 market**

**Currently 2 properties  
on the site**

**Short term leases while  
developing the best long  
term value creation  
opportunity.**

**Restoration Hardware  
license agreement**

**Option agreement with:**

- investment grade tenant
- fully negotiated lease
- complete building redevelopment
- subject to town approvals





- **A 92,000 SF existing building on approximately 6.5 acres in a wealthy submarket of Nassau County, Long Island**
- **Evaluating various options for ourselves as well as with partners**
- **Good access from several major thoroughfares**
- **Short term license agreements with NY Community Bank and Restoration Hardware**



- We own and control these highly recognized brand names and are currently incubating this business line while looking at monetization options
- FilenesBasement.com retail website launched September 2015

