



Sunset Pier 94 Studios Announces Inaugural Lease with Paramount Television Studios for *Dexter®: Resurrection* Ahead of Opening

Paramount Television Studios Has Leased 70,000 Square Feet for Filming Season Two of the Hit Showtime® Original Series

NEW YORK (January 15, 2026)—Today, Vornado Realty Trust (NYSE: VNO), Hudson Pacific Properties, Inc. (NYSE: HPP), and Blackstone Real Estate, joint venture partners behind Sunset Pier 94 Studios, Manhattan's first purpose-built studio facility, announced Paramount Television Studios has signed the first lease ahead of the studio's opening this month. Paramount Television Studios' lease of 70,000 square feet will be used for filming the second season of the Showtime original series *Dexter: Resurrection* for Paramount+. The series will occupy elements of the facility in phases, including two sound stages, production support and office spaces.

Drew Brown, EVP of Production for Paramount Television Studios said: "We are thrilled to bring the second season of *Dexter: Resurrection* to Sunset Pier 94 Studios and its state-of-the-art facilities and sound stages. Last season saw *Dexter* move to New York City—and now we look forward to following suit, gaining greater access to the region's incredible creative talent, leveraging a competitive tax credit program and reinforcing our commitment to US production."

Empire State Development President, CEO and Commissioner Hope Knight said: "Congratulations to Sunset Pier 94 Studios on booking the second season of Paramount Television Studios' *Dexter: Resurrection*. We're proud that season one was filmed right here in New York, generating significant economic impact in our neighborhoods through jobs and small business spending. Governor Hochul's expansion of the film production tax credit and initiatives like Production+ are incentivizing companies like Paramount Television Studios—which has filmed in New York for decades—to continue investing in our state. We look forward to welcoming more projects to Sunset Pier 94's stages as this world-class facility opens its doors."

Victor Coleman, Chairman and CEO of Hudson Pacific, said: "Sunset Studios' success in attracting and retaining top-tier productions across multiple seasons speaks to the caliber of our studios and services, and we look forward to the opportunity to expand our relationship with Paramount on the lot. Robust pre-leasing interest in Sunset Pier 94 Studios underscores the project's unmatched quality and prime location—there is truly nothing else like it in the market, and we look forward to announcing additional leases soon."

Sunset Pier 94 Studios is a one-of-a-kind facility totaling 232,000 square feet of leasable stages, production support space and offices with on-site parking and ample opportunities for exterior signage. The six purpose-built sound stages feature up to 36-foot clear heights and easy access to the facility's on-site mill, while the 145,000 square feet of production support space and offices offer abundant natural light and stunning Hudson River views. These features, combined with the facility's ideal Manhattan location and the recently expanded New York State tax credits, have led to strong demand for the project, with the initial lease signed before full project delivery and significant interest in large blocks of space in the pipeline.



The New York City Economic Development Corporation has been a key partner, working closely with the joint venture throughout the entire project. In addition to the state-of-the-art studio facility, Sunset Pier 94 Studios offers significant community benefits, including an extension of Hudson River Park with new public restrooms, 25,000 square feet of waterfront open space and pier access, nearly 2,000 square feet of community amenity space, as well as safety improvements to the bikeway that have received rave reviews from cyclists. Workforce development and training programs associated with the studio will connect local residents to opportunities in film, television, commercial and other media production. In total, Sunset Pier 94 Studios is expected to create 400 permanent jobs and contribute \$6.4 billion to the local economy over the next 30 years.

About Vornado Realty Trust

Vornado is a fully integrated real estate investment trust ("REIT") with a portfolio of premier New York City office and retail assets and the developer of the new PENN DISTRICT. While concentrated in New York, Vornado also owns the premier assets in both Chicago and San Francisco. Vornado is a real estate industry leader in sustainability, with over 27 million square feet of LEED-certified buildings and over 23 million square feet at LEED Gold or Platinum.

About Hudson Pacific Properties

Hudson Pacific Properties (NYSE: HPP) is a real estate investment trust serving dynamic tech and media tenants in global epicenters for these synergistic, converging and secular growth industries. Hudson Pacific's unique and high-barrier tech and media focus leverages a full-service, end-to-end value creation platform forged through deep strategic relationships and niche expertise across identifying, acquiring, transforming and developing properties into world-class amenitized, collaborative and sustainable office and studio space. For more information visit HudsonPacificProperties.com.

About Blackstone Real Estate

Blackstone is a global leader in real estate investing. Blackstone's real estate business was founded in 1991 and has US \$320 billion of investor capital under management. Blackstone is the largest owner of commercial real estate globally, owning and operating assets across every major geography and sector, including logistics, data centers, residential, office and hospitality. Our opportunistic funds seek to acquire undermanaged, well-located assets across the world. Blackstone's Core+ business invests in substantially stabilized real estate assets globally, through both institutional strategies and strategies tailored for income-focused individual investors including Blackstone Real Estate Income Trust, Inc. (BREIT). Blackstone Real Estate also operates one of the leading global real estate debt businesses, providing comprehensive financing solutions across the capital structure and risk spectrum, including management of Blackstone Mortgage Trust (NYSE: BXMT).

About Paramount Television Studios

Paramount Television Studios (PTVS) is a leading content studio, developing and producing premium television programs across a wide range of platforms. The studio's slate includes hit series such as *1923*, *Landman*, *Tulsa King*, *Lioness*, *The Agency: Central Intelligence*, *MobLand*, *Mayor of Kingstown*, and *School Spirits* for Paramount+; *Dexter: Resurrection* for Showtime; *The Road* for CBS; *Reacher*, *Cross*, and *The Runarounds* for Prime Video; *Foundation* for Apple TV+; and *Emily in Paris* and *XO, Kitty* for Netflix. Upcoming series from



PTVS include 9/12 for Paramount+; *Marshals* for CBS; *Neagley* and *Ride or Die* for Prime Video; and *Neuromancer*, 12 12 12, and *Brothers* for Apple TV+. Paramount Television Studios is a subsidiary of Paramount, a Skydance Corporation (NASDAQ: PSKY), a leading global media and entertainment company.

Forward-Looking Statements for Vornado Realty Trust

Certain statements contained herein may constitute "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995. Forward-looking statements are not guarantees of performance. They represent our intentions, plans, expectations and beliefs and are subject to numerous assumptions, risks and uncertainties. Our future results, financial condition and business may differ materially from those expressed in these forward-looking statements. You can find many of these statements by looking for words such as "approximates," "believes," "expects," "anticipates," "estimates," "intends," "plans," "would," "may" or other similar expressions in this press release. For a discussion of factors that could materially affect the outcome of our forward-looking statements and our future results and financial condition, see "Risk Factors" in Part I, Item 1A, of our Annual Report on Form 10-K for the year ended December 31, 2024. Currently, some of the factors are interest rate fluctuations and the effects of inflation on our business, financial condition, results of operations, cash flows, operating performance and the effect that these factors have had and may continue to have on our tenants, the global, national, regional and local economies and financial markets and the real estate market in general.

Forward-Looking Statements for Hudson Pacific Properties

This press release may contain forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases that are predictions of or indicate future events or trends and that do not relate solely to historical matters. Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond Hudson Pacific's control, which may cause actual results to differ significantly from those expressed in any forward-looking statement. All forward-looking statements reflect Hudson Pacific's good faith beliefs, assumptions and expectations, but they are not guarantees of future performance. Furthermore, Hudson Pacific disclaims any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes. For a further discussion of these and other factors that could cause Hudson Pacific's future results to differ materially from any forward-looking statements, see the section entitled "Risk Factors" in Hudson Pacific's Annual Report on Form 10-K filed with the Securities and Exchange Commission, or SEC, and other risks described in documents subsequently filed by Hudson Pacific from time to time with the SEC.



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