

SENECA ONE REALTY LLC

ONE HSBC CENTER - DOWNTOWN BUFFALO

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SENECA ONE REALTY SIGNS LEASE WITH SOFTBANK CAPITAL

Independent venture capital firm enhances One HSBC Center's growing, prestigious roster of financial services tenants

BUFFALO, NY – Seneca One Realty, which owns and manages One HSBC Center in downtown Buffalo, today announced the signing of a new tenant. Softbank Capital, an independent venture capital firm focused on high growth technology-based businesses, has signed a five-year lease to occupy approximately 3,510 square feet of office space on the building's top floor.

“Softbank Capital is another excellent addition to our tenant family at One HSBC Center and we are thrilled to have their growing business presence on the top floor,” notes Stephen P. Fitzmaurice, Seneca One Realty Chief Operating Officer. “The lease signing is testament of the increasing number of financial services firms that make the building their corporate home. We welcome Softbank Capital to an exceptional business community at the city’s premier addresses.”

Softbank Capital credited the prime location and Seneca One Realty’s strong record of good client/landlord relationships in selecting the site. “We view downtown Buffalo as the heart and soul of the region and we were determined from the start to remain there to reaffirm our commitment to this city and our region,” said Paul Cody, Softbank Capital Vice President of Finance, Softbank Capital. “After viewing numerous options, it was

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clear to us that One HSBC Center was the right choice and remains the finest property in the city. The space, location, building management and facilities are ideal for our needs and the scenic views from the 38th floor are unparalleled anywhere between New York City and Cleveland."

About Seneca One Realty LLC

Seneca One Realty LLC is the owner and manager of One HSBC Center, a commercial office tower located in downtown Buffalo just steps away from the developing waterfront. Built as an example of modernist style architecture, the prestigious 40-story tall structure dominates the downtown skyline. Striking office space provides a spectacular 360-degree view of the city, Niagara Falls, Southern Ontario and Lake Erie. One HSBC Center's prestigious tenant roster includes the Canadian Consulate General, George F. Phillips, Jr., HSBC Bank USA, N.A., Harold C. Brown & Co. LLC, Phillips Lytle LLP, PricewaterhouseCoopers LLP, Robert Half International, Inc., The John R. Oishei Foundation, The Seymour H. Knox Foundation, Inc. and UBS Financial Services.

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