Ward Village: Oahu’s Most Livable Community

Surrounded by the Pacific Ocean, Ko’olau Mountains, Waikiki and Downtown Honolulu, Ward Village sits in the heart of Honolulu. As a true live, work and play destination, Ward Village offers something for everyone in an urban community never before seen on the island.

Set on 60 acres, new residential, retail, dining and entertainment venues will complement the many locally owned small businesses that exist today. With the nearby Ala Moana Shopping Center and adjacent Ala Moana Beach Park, Ward Village residents will have it all at their fingertips. The master-planning for Ward Village now includes the 30 acres of revitalized waterfront at Kewalo Harbor, allowing for a holistic community experience that will come to be known as Village Life.
Village Life

Ward Village is creating a new community in the heart of Honolulu unlike anything Hawai‘i has seen before. New homes, shops and parks designed by world-renowned architects create an unparalleled experience. Walkable and bikeable streets connect you to the retail, dining and entertainment of Ward Village. Native landscape, Hawaiian place names, and stories of the land’s history connect you to a community where responsible stewardship of land and culture is core to its mission.

With Ala Moana Beach Park and Kewalo Harbor just across the street, the Pacific Ocean is more than just a part of your view; ocean activities are a part of daily life. All of this without having to think about getting into a car, driving through traffic, or finding a parking space.

This is Village Life. Come enjoy and experience a gathering place that you can call yours.

E komo mai – Welcome.
Village Life is:

Extraordinary from the ground up

FOR EVERYONE

Whether you are single, a couple, or a family, Ward Village is for you. Residential towers from some of the world’s leading architects provide not only an array of housing options, but also a place to gather, connect and enjoy with family and friends. The surrounding village provides opportunities to join friends for local music and hula performances, date night at one of many restaurants, a family night at the movies, or a simple, quiet spot for you and your favorite book. The pedestrian-friendly streets and broad sidewalks mean that life moves at a human pace.
Village Life is:

Shops & Restaurants

Merriman’s at Anaha

The new destination for Honolulu

Entertainment

Ward Village will provide a unique and world-class selection of retail, dining, and entertainment options right outside your doorstep. Imagine—no more traffic or parking, it’s just a short walk to all of these extraordinary experiences. It’s a new urban core community bringing a new lifestyle to Honolulu. From well-established restaurants like Merriman’s and Nobu, to smaller intimate cafes and eateries, you will establish your favorite place, and always have the option to try something new.
A Sustainable/Healthy Neighborhood

Walkable Neighborhood

Convenient Living

Active Living

Health and wellness are an inherent part of village life, from state-of-the-art fitness centers and pools located on your amenity deck to regular outdoor yoga classes bringing community members together. Steps away, Kewalo Harbor and the 120-acre Ala Moana Beach Park provide running paths, tennis courts, and space to participate in solo and group sports, including prime ocean access for those looking to surf, paddleboard, fish, or simply spend time on the water.

In our island environment, sustainability within our community is of great importance. With wide sidewalks and bike lanes incorporated into the design, Ward Village has been awarded LEED Neighborhood Development Platinum Certification, the highest rating possible. As the largest LEED-ND Platinum community in the country, Ward Village is dedicated to an active, healthy and sustainable community.

“Ward Village’s LEED certification demonstrates tremendous green building leadership. The urgency of USGBC’s mission has challenged the industry to move faster and reach further than ever before, and Ward Village serves as a prime example with just how much we can accomplish.”

Rick Fedrizzi
President, CEO & Founding Chair
U.S. Green Building Council
Village Life is:

IBM Courtyard
Victoria Park
Kewalo Harbor

A Community Gathering Place

YOGA IN THE COURTYARD

Outdoor yoga sessions welcome all ages and skill levels as participants find balance, connect with the community and enjoy a wide range of classes led by professional instructors.

COURTYARD BRUNCH

A delicious menu of locally sourced, expertly prepared brunch dishes served in an awe-inspiring environment in the IBM Building Courtyard. It’s the perfect place for community and cuisine to converge.

KONA NUI NIGHTS

A family-friendly hula and mele series that invites the community to gather and celebrate time-honored Hawaiian culture and traditional music in the IBM Building Courtyard.

COURTYARD CINEMA

An ongoing film series that transforms the IBM Building Courtyard into an extraordinary outdoor theater including a selection of local and independent movies curated by the Hawai’i International Film Festival.

KAKA‘AKO FARMERS MARKET

Open every Saturday morning, the Kaka‘ako Farmers Market at Ward Village is a bustling outdoor marketplace that provides a local selection of the freshest fruits and vegetables, homemade goodies and crafts.

KEWALO HARBOR

A world-class harbor experience with an expansive collection of water activities and inviting open-air spaces. All just steps from the heart of Ward Village.
Village Life is: Connected With Community

Ward Village Foundation

The Ward Village Foundation was launched in January 2014 with The Howard Hughes Corporation making an initial commitment of $1 million to support the local community. Since its inception, the Foundation has donated nearly $700,000 to local nonprofit organizations. The Ward Village Foundation is dedicated to supporting forward-thinking initiatives that honor Hawai‘i’s rich history by fostering the community. In order to create a healthy and sustainable neighborhood in the heart of Honolulu, our role is greater than master-planning and building, and must include support of the organizations that nurture our community.

COMMUNITY FORWARD
Support the arts, education, health and community building programs to shape the next generation of Hawai‘i’s leaders.

ENVIRONMENT FORWARD
Support and encourage sustainable practices and open space conservation to ensure that present and future generations enjoy the natural beauty of Hawai‘i.

CULTURE FORWARD
Support and perpetuate native Hawaiian culture, values, traditions and the authentic spirit of aloha.
The Master Plan:

AMENITIES

A  IBM Building
B  Ala Moana Beach Park
C  Kewalo Harbor
D  Victoria Park
E  Planned Rail Station

RESIDENCES

1  Ke Kilohana
2  Ae’o
3  Anaha
4  Waiea
5  Gateway Towers
As the preeminent designer, developer, and operator of master-planned communities throughout the United States, The Howard Hughes Corporation is committed to creating and enhancing the world’s most vibrant neighborhoods.

We believe that building a community is about more than bricks and mortar — it’s about creating extraordinary experiences and unique spaces for life to unfold. At The Howard Hughes Corporation, we make life extraordinary for our residents and for the communities that we serve.

Our master-planned communities of Summerlin (Las Vegas), The Woodlands (Houston), and Columbia (Maryland / Washington D.C.), are each home to over 100,000 residents. These destinations are widely recognized among the nation’s leading and most successful master plans. Having developed thriving communities in the U.S. mainland, The Howard Hughes Corporation is now bringing its community development expertise to Hawai‘i through our investment and long-term commitment to the future of responsible and thoughtful development at Ward Village.
This brochure is not intended to be an offer to sell nor a solicitation of offers to buy real estate in Ward Village development to residents of Connecticut, Idaho, Illinois, New Jersey, New York, North Carolina or South Carolina or to residents of any other jurisdiction where prohibited by law. No offering can be made to residents of New York until an offering plan is filed with the Department of Law of the State of New York. Ward Village is a proposed master planned development in Honolulu, Hawaii that does not yet exist.

This brochure, and the information and materials contained herein, is intended to provide general information about the proposed plans for Ward Village and the Anaha, Waiea, Gateway Towers, Ae'o and Ke Kilohana condominium projects by their respective developers. These proposed plans are subject to change or cancellation in whole or in part at any time without notice. Land uses, public and private facilities, improvements, and plans depicted or described herein are conceptual only, subject to governmental approvals and market factors, and subject to change without notice. The use of dimensions, locations, or other property information in this brochure is not intended to be a representation or warranty that the proposed and depicted unit, or any part thereof, is located in the specific unit or any other unit. Nothing in these materials obligates any developer or any other entity to build any facilities or improvements depicted or described herein, and there is no guarantee that any illustrated or described proposed development will be implemented. No guarantee is made that the features and amenities depicted by artists’ renderings or otherwise described or depicted will be built, or built in the same type, size, or nature as depicted or described herein. Square footage figures for each unit shown herein are approximations and are not representations made as to the accuracy of such figures. Certain unit interior features depicted in the brochure are only available if requested prior to completion of construction of the building and the unit.

Photographs, renderings and other visual depictions of private or public amenities or facilities contained in this brochure may not be located within the described developments and are provided for illustrative purposes only. Nothing in this brochure, the information and materials described herein, or any commercial loan made or given in connection with any of the foregoing, may be deemed to constitute a representation or warranty. Further, the information and materials in this brochure are conceptual only, subject to governmental approvals and market factors, and subject to change without notice. The use of dimensions, locations, or other property information in this brochure is not intended to be a representation or warranty that the proposed and depicted unit, or any part thereof, is located in the specific unit or any other unit. Nothing in these materials obligates any developer or any other entity to build any facilities or improvements depicted or described herein, and there is no guarantee that any illustrated or described proposed development will be implemented. No guarantee is made that the features and amenities depicted by artists’ renderings or otherwise described or depicted will be built, or built in the same type, size, or nature as depicted or described herein. Square footage figures for each unit shown herein are approximations and are not representations made as to the accuracy of such figures. Certain unit interior features depicted in the brochure are only available if requested prior to completion of construction of the building and the unit.

As of the date of publication of this brochure, an effective date for the public report covering the Ke Kilohana condominium project has not yet been issued by the State of Hawai‘i Real Estate Commission (the “REC”). As such, the developer is not permitted to enter into sales contracts with prospective purchasers, collect any moneys from prospective purchasers or anyone on behalf of prospective purchasers, or require or request that prospective purchasers execute any document other than a nonbinding preregistration agreement. Only after the REC has issued an effective date for the developer’s public report, said report has been delivered to prospective purchasers, and the other requirements of Hawai‘i Revised Statutes § 514B-86 have been met, may the developer enter into binding sales contracts with prospective purchasers.
Ward Village Featured Residence Overview:

<table>
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<tr>
<th>KE KILOHANA</th>
<th>AE O</th>
<th>ANAHA</th>
<th>WAIEA</th>
<th>GATEWAY TOWERS CYLINDER</th>
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<td>Q4 2018</td>
<td>Q2 2017</td>
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Ke Kilohana at 988 Halekauwila is a new 43-story, 424-unit condominium high-rise coming soon to Ward Village. With 49 market residences and 375 residences reserved for qualified Hawai‘i residents, Ke Kilohana includes a flagship Longs Drugs on the ground level and a suite of amenities designed for a lifestyle of convenience, connectivity and well-being. Estimated prices for the reserved housing units will start in the $300,000’s. Designed by Los Angeles based architect AC Martin in partnership with Honolulu based CDS International, Ke Kilohana offers a new level of design for first time home buyers.

*Sales for Ke Kilohana have not yet commenced. Estimated starting price only.

KeKilohana.com
Designed by world renowned architect, Bohlin Cywinski Jackson, in partnership with Architect’s Hawai, Aeo will include 466 residences, a complete offering of luxury amenities and a walkable urban lifestyle in the heart of Ward Village. Located on the corner of Queen and Kamake'e Streets and adjacent to the Ward Theatres, Aeo will include Oahu’s flagship Whole Foods Market and other unique retailers.

Available Starting Price: $800K’s
Available Starting Unit: 1 bed / 1 bath
Total Units: 466
Anchor Retail: Whole Foods Market
Estimated Completion Date: Q4 2018

Designed by Chicago-based firm Solomon Cordwell Buenz in collaboration with Ben Woo Architects, Anaha’s rolling glass façade evokes the light reflecting off the waves of the nearby Pacific Ocean. This dynamic tower sets a new tone for the evolving architecture of Honolulu, offering a diverse range of sophisticated residences where the serene privacy of home is enhanced by all the amenities one might expect at a luxury resort, including Oahu’s first Merriman’s restaurant.

Available Starting Price: $1.5M
Available Starting Unit: 2 bed / 2.5 bath
Total Units: 317
Anchor Retail: Merriman’s
Estimated Completion Date: Q2 2017
**WAIEA**

With its sweeping, unparalleled glass façade and spacious view-oriented interiors, this 36-floor tower represents a level of architectural sophistication never before available in Hawai‘i. Designed by award-winning Vancouver-based architect James K. M. Cheng in collaboration with Rob Iopa and WCIT Architecture, Waiea will be Honolulu’s most luxurious new address, complete with internationally acclaimed restaurant Nobu adjacent to the tower’s lobby.

**GATEWAY TOWERS CYLINDER**

The Cylinder at Gateway Towers, designed by Richard Meier & Partners, offers a modern residential experience unlike any other. The building has been masterfully envisioned by the architects who have designed some of the most iconic museums, civic spaces, single family homes, and luxury condominiums around the world. Meier’s iconic glass façades beautifully capture the natural sunlight and frame unparalleled views of the Pacific Ocean and Diamond Head. The Cylinder at Gateway Towers offers a rare opportunity to own a Meier home in the sky.

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Ward Village is being developed by Victoria Ward, Limited. Anaha is being developed by 1108 Auahi, LLC. Waiea is being developed by 1118 Ala Moana, LLC. Gateway Towers is being developed by 1100 Ala Moana, LLC and 1060 Ala Moana, LLC. Ae’o is being developed by 1001 Queen, LLC. Ke Kilohana is being developed by 988 Halekauwila, LLC. Victoria Ward, Limited, 1108 Auahi, LLC, 1118 Ala Moana, LLC, 1100 Ala Moana, LLC, 1060 Ala Moana, LLC, 1001 Queen, LLC and 988 Halekauwila, LLC are subsidiaries or affiliates of The Howard Hughes Corporation. The Howard Hughes Corporation is neither the owner nor the developer of any real property or amenity described or identified in this brochure unless otherwise stated. Exclusive Project Broker for Anaha, Waiea, Gateway Towers and Ae’o condominiums is Ward Village Properties, LLC. Copyright 2015. Equal Housing Opportunity.

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