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FOR IMMEDIATE RELEASE

RAL Development Signs Sigma Computing at Zero Irving

Cloud-Scale Business Data Analytics Software Company Takes 15,500 SF of Prime Office Space at Union Square's Newly Constructed Office Tower

NEW YORK, NY (April 1, 2022) – Real estate development firm RAL Development Services (RAL) announced they have signed leading business data analytics software company [Sigma Computing Inc](#) (Sigma) to [Zero Irving](#). The company signed a 5-year, 15,500-square-foot, Class-A office space lease on the ninth floor of the building. Midtown South's newest top-tier office building was developed by RAL in partnership with Junius Real Estate Partners and offers innovative, post pandemic design features and benefits from a unique, amenity- and transit-rich location in New York's Union Square neighborhood.

"We are excited to welcome Sigma into the building, a company that perfectly fits Zero Irving's vibrant ecosystem, one designed to elevate and advance business entrepreneurship within the tech sector," said Josh Wein, Managing Director at RAL. "The Zero Irving vision looks into the future, providing an environment that embraces flexibility and adaptability as well as high-end technology and state-of-the-art finishes and amenities. We are confident the building's location and unique offering sets it apart and helps tenants attract and retain their workforce in an increasingly more competitive labor market "

Sigma is a fast-growing cloud analytics and business intelligence company headquartered in San Francisco, CA. The company's real-time, no-code data analytics SaaS platform for data warehouses is used by companies ranging from data-driven technology upstarts to large national and global enterprise organizations in nearly every sector. Sigma doubled its employees to over 180 during the past year and is expanding its offices with the new Zero Irving location to grow its New York team with recruitment of local tech talent, and to provide a local presence for clients based in the financial capital of the world.

Union Square's Zero Irving introduces 176,000 square feet of modern, trophy quality office space across the upper 14 floors of the 21-story building. Views of Midtown and Downtown Manhattan are spectacular, and alternating floors at Zero Irving boast corner double-height dedicated spaces with 23-foot ceilings, offering users distinctive high-impact space. Among the premier office building's amenities are a large, landscaped roof deck, a 14,000 square foot event and conferencing space available to tenants, a full-service fitness center with lockers, showers and bike storage, and a ground floor indoor/outdoor food hall by Urbanspace with 12+ curated food vendors. Zero Irving's distinguished offering also includes a technology training center and incubator, as well as flexible office space solutions.

"Due to its forward-thinking design, Zero Irving has been positioned to cater to innovative companies from a variety of industries" added Benjamin Bass, Executive Managing Director of JLL. "Cutting edge companies like Sigma will benefit from the exceptional building quality and amenities, located on one of the city's most exciting and dynamic neighborhoods. Beyond Union Square's outstanding amenity and transit alternatives, Zero Irving provides efficient floor plates, superb design, the latest in technology and connectivity, as well as attention to sustainable and green building technology." Mitch Konsker, Vice

Chairman of JLL, leads the leasing effort alongside Benjamin Bass, Dan Turkewitz, Kristen Morgan, and Carlee Palmer.

RAL recently announced Melio, a leading B2B payments platform for small business, has also leased space at Zero Irving. The leading fintech firm leased 25,000 square feet across the full 15 and 16 floors in a long-term deal. According to the JLL leasing team, there is significant leasing demand at the building and Ownership will be announcing several new tenants in the coming weeks and months.

Zero Irving is the realization of RAL's successful response to an RFP issued by NYCEDC. The development team includes financial partner Junius Real Estate Partners, architecture firm Davis Brody Bond, and commercial construction company Suffolk Construction.

Jeff Rodgers, Stephen Cisarik, and Brent Ozarowski of Newmark represented Sigma in the lease transaction.

About RAL Development Services

RAL Development Services LLC (RAL), <http://ralcompanies.com/>, is a real estate development firm with a three-generation, 40+ year track record of success in building complex, high-profile projects nationally and internationally. RAL's multidisciplinary in-house expertise includes predevelopment and approvals, urban planning, architecture and design, finance, construction management, landscape architecture, marketing and leasing, and property management. RAL operates both as a principal owner/developer and as an owner's representative, bringing its expertise to residential, commercial, mixed-use, planned communities, Resorts and hospitality, and other property types. RAL prides itself on its dedication to the communities it works with, creating strong and lasting relationships with local constituencies wherever they build, as well as employing union labor and collaborating with MWBE contractors when possible. RAL uses and believes in cutting-edge processes and technologies, but never substitutes them for the experience, ingenuity, creativity, passion, leadership, and professional judgment provided by its people.

About Junius® Real Estate Partners

Junius is a specialized investment unit of J.P. Morgan Private Bank, a division of JPMorgan Chase & Co. ("JPMC"). Junius is a value creation investor with expertise in the acquisition, development, financing, ownership and operation of institutional-quality commercial, hotel and residential properties in primary and secondary markets throughout the U.S.