United Nations
Development Corporation

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UNDC

April 11, 2023

The Honorable Kathy Hochul
Governor of the State of New York
State Capitol Building
Albany, NY 12224

Re: Annual Report of the United Nations Development Corporation <u>For Fiscal Year 2022</u>

Dear Governor Hochul:

I am pleased to present to you the annual report of the United Nations Development Corporation (the "Corporation") for its fiscal year ended December 31, 2022.

<u>Background</u>

The Corporation is a public benefit corporation organized and existing under the laws of the State of New York (the "State"), including particularly Chapter 345, Laws of New York, 1968, as amended (the "Act"), to undertake coordinated development of office space and other facilities in the area of the United Nations headquarters in The City of New York (the "City") needed for the official international community in the City, including the United Nations (the "U.N."), missions to the U.N. and U.N.-related programs and activities. In addition, the Corporation provides real estate advice and services to the State and City, the United States and the U.N. The Corporation enables the people of the State and City to meet their responsibilities as hosts to the U.N., and to provide suitable facilities for the international community near the U.N. headquarters.

The Corporation is governed by a board of directors (the "Board") consisting of fifteen members who serve without compensation. Eight members are appointed by the Governor of the State, five are appointed by the Mayor of the City (the "Mayor") after consultation with the Secretary-General of the U.N. and the United States Ambassador to the U.N., and two serve *ex officio* by virtue of their offices as Chairman of the New York City Planning Commission and Commissioner of the New York City Department of Housing Preservation and Development. The Mayor designates one of the members appointed by the Mayor as Chairman of the Board.

The Chairman of the Board appoints a President and Chief Executive Officer of the Corporation after consultation with the Mayor. The Board at its annual meeting elects the remaining officers of the Corporation in accordance with the Corporation's by-laws. A listing of the Corporation's current Board members and officers is attached.

The Corporation has no subsidiaries.

The UNDC Properties

Pursuant to the Act, the Corporation has: (1) developed a 39-story, combined-use office building and hotel located on the northwest corner of First Avenue and 44th Street, which opened in 1975 and is known as One U.N. Plaza (sometimes referred to as the Phase I Property); (2) developed a 40-story, combined-use office building and hotel, located between East 44th and 45th Streets, west of and adjacent to One U.N. Plaza, which opened in 1983 and is known as Two U.N. Plaza (sometimes referred to as the Phase II Property); and (3) developed a 15-story office building, with an adjacent urban plaza, located on the south side of East 44th Street, between First and Second Avenues, across from One and Two U.N. Plaza, which opened in 1987 and is known as Three U.N. Plaza (sometimes referred to as the Phase III Property). Each of these properties is located across First Avenue from the U.N. headquarters in the City. The three properties are referred to collectively herein as the "UNDC Properties."

The Corporation transferred its interests in the UNDC Properties to the City and leased back the same for 99 years under the City Leases as described below.

One U.N. Plaza includes approximately 358,000 square feet of office space located on floors 2 through 26, approximately 5,000 square feet of ground floor retail space, hotel space located on floors 2 and 27 through 39, and separate ground floor office and hotel lobby areas. In 1997, the hotel portion of One U.N. Plaza was sold to a private hotel operator (the "Hotel Operator") and One U.N. Plaza was converted into a condominium with two condominium units, one unit consisting of the hotel portions of the building and the second consisting of the office space, the ground floor retail space, and the other portions of One U.N. Plaza.

Two U.N. Plaza includes approximately 388,951 square feet of office space located on floors 2 through 28, hotel space located on floors 29 through 40, separate ground floor office and hotel lobby areas, approximately 11,000 square feet formerly used as a pre-school, and approximately 10,000 square feet of storage space. In 1997, the hotel portion of Two U.N. Plaza was leased to the Hotel Operator under a long-term prepaid net lease.

Three U.N. Plaza includes approximately 205,000 square feet of office space, with an adjacent public plaza of approximately 5,000 square feet.

Operations

The Corporation operates and maintains the non-hotel portions of One and Two U.N. Plaza, and all of Three U.N. Plaza. The Corporation's principal tenants are the U.N. and foreign missions to the U.N. The United Nations Children's Fund ("UNICEF") leases and occupies all of the office space in Three U.N. Plaza.

The City Leases

Under a lease with the City for the Phase I Property, the Corporation pays the City base rent for the portion of One U.N. Plaza it operates that is not occupied by the U.N., missions to the U.N., or U.N.-related programs and activities.

Under a lease with the City for the Phase II Property, the Corporation pays the City base rent for the portion of Two U.N. Plaza that is not occupied by the U.N., missions to the U.N., or U.N.-related programs and activities, and not devoted to community facility use. In addition, the Corporation pays additional rent from surplus funds in the manner described in the lease. The land on which Two U.N. Plaza is constructed is owned by a private entity and leased to the Corporation. The Corporation pays the City full real estate taxes on this land.

Under a lease with the City for the Phase III Property, the Corporation pays the City a fixed rental amount with respect to Three U.N. Plaza.

The Corporation's payments to the City with respect to the 2022 fiscal year totaled $3,238,611, consisting of $1,649,586 in base rent, and $1,589,025 in real estate taxes.

Bonds Outstanding

As of December 31, 2022, the Corporation had the following bonds outstanding:

1. 2019 Refunding Bonds, Series A (the "2019 Bonds"), in principal amount of $25,785,000 (issued in aggregate principal amount of $42,085,000). The proceeds from the 2019 Bonds were used to redeem the Corporation's 2009 Bonds. The 2019 Bonds are collateralized by a pledge of the net revenues from the UNDC Properties, and all funds and accounts held by the trustee under the Corporation's bond indenture. During 2022, the UNDC Properties produced net revenues after payment of operating expenses with coverage of 3.17 times debt service requirements, which significantly exceeded the required coverage of 1.25 times debt service under the bond indenture. The Corporation has reviewed estimated and actual revenues and operating expenses of the UNDC Properties and expects that net revenues from operations of the UNDC Properties will continue to exceed the amounts required for debt service on the 2019 Bonds.

2. A 50-year $287,500 Special Obligation Bond of 1978.

3. A 45-year $1,250,000 Special Obligation Bond of 1980.

Financial Report

The Corporation's financial statements for the year ended December 31, 2022 were audited by Mayer Hoffman McCann CPAs and approved by the Board at its annual meeting on March 30, 2023. A copy of the audited financial statements is attached to this report.

Respectfully submitted,

Robert Cole
Executive Vice President

Attachments:
1. List of current directors and officers
2. Audited financial statements for the year ended December 31, 2022

UNITED NATIONS DEVELOPMENT CORPORATION
DIRECTORS AND OFFICERS

DIRECTORS:

Name	Original Date of Appointment	Occupation/Affiliation
Mayor's Appointees:		
George Klein, Chairman	11/1971	Chairman & CEO, Park Tower Group
Edward Mermelstein	10/2022	Commissioner, Mayor's Office of International Affairs
Christine Falvo	06/2016	Chief Operating Officer, Rubenstein
Jessica Healy	06/2016	Global Real Estate Development Professional
Joel M. Silverman	03/2012	Joel M. Silverman and Associates, LLC
Ex-Officio:		
Daniel Garodnick	01/2022	Chair, New York City Planning Commission
Adolfo Carrión Jr.	02/2022	Commissioner, New York City Department of Housing Preservation & Development
Governor's Appointees:		
Robert Abrams, Esq.	08/2008	Retired Partner, Stroock & Stroock & Lavan LLP
Jan Burman	10/2013	President, The Engel Burman Group
Amabel B. James	12/2014	James Family Foundation
David S. Mack	10/2017	The Mack Company
Samuel Natapoff	12/2010	President, Empire Global Ventures LLC
Joseph Rutigliano	09/2015	Managing Member, Ruterra Partners, LLC
Andy K. Shenoy	12/2010	President, Mitra Enterprises, Inc.; Executive Director, Trivision Health Center
VACANT		

UNITED NATIONS DEVELOPMENT CORPORATION
DIRECTORS AND OFFICERS

OFFICERS:

Robert Cole, Executive Vice President and General Counsel. Mr. Cole has been associated with the Corporation since 2004.

Kenneth Coopersmith, Vice President. Mr. Coopersmith is a Registered Architect and has been associated with the Corporation since 2008.

Jorge Ortiz, Vice President and Treasurer. Mr. Ortiz has been associated with the Corporation since 1988.

Loida Diaz-de Jesus, Vice President. Ms. Diaz has been associated with the Corporation since 2005.

United Nations Development Corporation

Financial Statements (Together with Independent Auditors' Report)
For the Years Ended December 31, 2022 and 2021
and Supplemental Schedule
For the Year Ended December 31, 2022

United Nations Development Corporation
Index of Financial Statements and Supplemental Schedule

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of the
United Nations Development Corporation

Opinion

We have audited the financial statements of United Nations Development Corporation (the "Corporation") as of and for the years ended December 31, 2022 and 2021 and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as of December 31, 2022 and 2021 and the changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("GAAS"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Adoption of New Accounting Principle

As discussed in Note 2 to the financial statements, during the year ended December 31, 2022 the Corporation adopted Governmental Accounting Standards Board Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Mayer Hoffman McCann CPAs
The New York Practice of Mayer Hoffman McCann P.C.
An Independent CPA Firm

685 Third Avenue
New York, NY 10017

Phone: 212.503.8800
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Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audits.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audits in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raises substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 8 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audits was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information on pages 27 and 28 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audits of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Mayer Hoffman McCann CPAs

New York, NY
May 12, 2023

Overview

This Management's Discussion and Analysis provides an overview of the financial performance of the United Nations Development Corporation (the "Corporation") as of and for the fiscal years ended December 31, 2022 and 2021. It provides an introduction to the Corporation's financial statements (including the notes to the financial statements) which follow this section.

The financial statements, which include the statements of net position, the statements of revenues, expenses and changes in net position, the statements of cash flows and the notes to the financial statements, provide information about the Corporation in accordance with accounting principles generally accepted in the United States of America, as prescribed by the Governmental Accounting Standards Board ("GASB"). The financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

During the year ended December 31, 2021, the Corporation implemented GASB Statement No. 87, *Leases* ("GASB 87"), which changes the accounting and financial reporting for leases. The Corporation is required to restate its net position balance to the earliest year of implementation. Accordingly, the Corporation restated the January 1, 2021 net position balance to include the lessor/lessee assets, lessee liabilities and lessor deferred inflows of resources as required by GASB (see Note 2).

Summary Statements of Net Position

The following summary statements of net position presents the financial position of the Corporation. The net position is the difference between (a) total assets and (b) total liabilities plus deferred inflows of resources.

The following is a comparison of the Corporation's assets, liabilities, deferred inflows of resources, and net position at December 31:

	2022	(As Restated) 2021	2020
Assets:			
Current assets	$ 77,315,358	$ 92,089,021	$ 54,488,299
Restricted assets	65,846,983	52,480,506	51,023,558
Property and equipment, net	39,946,259	45,435,616	48,367,155
Other noncurrent assets	13,438,217	23,386,718	20,599,486
Total assets	$ 196,546,817	$ 213,391,861	$ 174,478,498
Liabilities:			
Total current liabilities	$ 11,806,767	$ 11,597,862	$ 12,630,534
Total noncurrent liabilities	24,150,852	31,457,456	36,744,683
Total liabilities	35,957,619	43,055,318	49,375,217
Deferred inflows of resources			
Unamortized gain on bond refunding	472,074	774,533	1,143,913
Leases	5,900,791	28,795,589	-
Total deferred inflows of resources	6,372,865	29,570,122	1,143,913
Net position	154,216,333	140,766,421	123,959,368
Total liabilities, deferred inflows of resources and net position	$ 196,546,817	$ 213,391,861	$ 174,478,498

2022 vs. 2021

At December 31, 2022, the Corporation had total assets of $196.5 million, a decrease of $16.9 million from $213.4 million at December 31, 2021.

Current assets at December 31, 2022 were $77.3 million, a decrease of $14.8 million from $92.1 million at December 31, 2021. Current assets consist of cash and cash equivalents, accounts receivable, the current portion of the Corporation's lease receivables and receivable from UNICEF, and prepaid expenses and other assets (net). The decrease in current assets is mainly attributable to a decrease in lease receivables of $17.3 million.

As described in Note 5, the Corporation issued its 2019 Refunding Bonds, Series A ("2019 Bonds") on April 11, 2019, in the principal amount of $42,085,000. The proceeds of the 2019 Bonds were used to refund the 2009 Refunding Bonds, Series A ("2009 Bonds") on July 1, 2019. The purpose of the 2019 refunding was to reduce the Corporation's debt service obligations.

Restricted assets represent funds held in investment accounts under the Indenture for the 2019 Bonds. Restricted assets were $65.8 million at December 31, 2022, an increase of $13.3 million from $52.5 million at December 31, 2021.

Other noncurrent assets at December 31, 2022 and 2021 were $13.4 million and $23.4 million, respectively, mainly representing the Corporation's receivable from UNICEF at Three UN Plaza.

Current liabilities at December 31, 2022 were $11.8 million, an increase of $200,000 from $11.6 million at December 31, 2021. The increase in current liabilities is mainly due to an increase of $280,000 in the current portion of long-term debt.

Noncurrent liabilities at December 31, 2022 were $24.2 million, a decrease of $7.3 million from $31.5 million at December 31, 2021. The decrease in noncurrent liabilities is mainly due to a decrease of $6.9 million in the long-term debt, net of current portion.

Deferred inflows of resources at December 31, 2022 were $6.4 million, a decrease of $23.2 million from $29.6 million at December 31, 2021, mainly due to the amortization of the deferred inflows from leases.

2021 vs. 2020

At December 31, 2021, the Corporation had total assets of $213.4 million, an increase of $38.9 million from $174.5 million at December 31, 2020.

Current assets at December 31, 2021 were $92.1 million, an increase of $37.6 million from $54.5 million at December 31, 2020. The increase in current assets is attributable to an increase in lease receivable of $23.3 million due to the adoption of GASB 87, and an increase in cash and cash equivalents of $16.7 million, which were offset by a decrease of $3.1 million in accounts receivable.

Restricted assets were $52.5 million at December 31, 2021, an increase of $1.5 million from $51.0 million at December 31, 2020.

Other noncurrent assets at December 31, 2021 and 2020 were $23.4 million and $20.6 million, respectively, mainly representing the Corporation's receivable from UNICEF at Three UN Plaza.

Current liabilities at December 31, 2021 were $11.6 million, a decrease of $1.0 million from $12.6 million at December 31, 2020. The decrease in current liabilities is mainly due to a decrease of $1.5 million in accounts payable and accrued expenses.

Deferred inflows of resources at December 31, 2021 were $29.6 million, an increase of $28.5 million from $1.1 million at December 31, 2020, reflecting the adoption of GASB 87.

Statements of Revenues, Expenses and Changes in Net Position

The following is a summary of the Corporation's revenues, expenses, and change in net position for the years ended December 31:

	2022	(As Restated) 2021	2020	2022 vs. 2021 (%)	2021 vs. 2020 (%)
Total operating revenues	$ 45,789,057	$ 46,367,268	$ 46,366,785	-1%	0%
Total operating expenses	31,424,778	28,896,464	32,834,960	9%	-12%
Operating income	14,364,279	17,470,804	13,531,825		
Nonoperating revenues (expenses):					
Interest income	487,453	489,689	1,171,993	0%	-58%
Interest expense	(449,974)	(486,873)	(410,887)	8%	-18%
Unrealized gain (loss) on restricted assets	(951,846)	(666,567)	(246,252)	-43%	-171%
Total nonoperating revenues (expenses)	(914,367)	(663,751)	514,854	-38%	-229%
Change in net position	13,449,912	16,807,053	14,046,679		
Net position, beginning of year	140,766,421	123,959,368	109,912,689	14%	13%
Net position, end of year	$ 154,216,333	$ 140,766,421	$ 123,959,368	10%	14%

Operating Revenues. Operating revenues for the years ended December 31, 2022, 2021 and 2020 were $45.8 million, $46.4 million and $46.4 million, respectively.

The office space in One and Two UN Plaza is leased principally to the United Nations (the "UN") and foreign missions to the United Nations. UNICEF leases all of Three UN Plaza for use as its world headquarters.

Operating Expenses. Total operating expenses for the years ended December 31, 2022, 2021 and 2020 were $31.4 million, $28.9 million and $32.8 million, respectively. The increase of $2.5 million in operating expenses in 2022 over 2021 was due mainly to increases in costs for utilities, security and cleaning, as tenant occupancy increased at the buildings. The $3.9 million decrease in operating expenses for 2021 as compared to 2020 mainly reflects a one-time payment by the Corporation to the Hotel Operator in 2020 in settlement of a repair and maintenance dispute.

Nonoperating Revenues (Expenses). Total nonoperating revenues (expenses) for the years ended December 31, 2022, 2021 and 2020 were $(914,000), $(664,000) and $515,000, respectively.

Interest income for the years ended December 31, 2022, 2021 and 2020 was $487,000, $490,000 and $1.2 million, respectively.

Net Position. The total net position at December 31, 2022, 2021 and 2020 was $154.2 million, $140.8 million and $124.0 million, respectively.

The Corporation issued the 2019 Bonds on April 11, 2019, at a face amount of $42,085,000, in order to refund the outstanding 2009 Bonds. The 2019 Bonds were rated Aa3 by Moody's and AA by Fitch.

The 2019 Bonds pay semi-annual interest on January 1 and July 1 at various rates and are subject to mandatory annual redemption of stated principal amounts on July 1. The balance of the 2019 Bonds as of December 31, 2022 was $25,785,000.

Other Information

The office space in One and Two UN Plaza is leased primarily to the UN under leases which expired on March 31, 2023. The Corporation and the UN have signed amendments to extend the expiration dates of the One and Two UN Plaza leases through September 30, 2023, with automatic extensions to December 31, 2023, pursuant to which the UN will continue to occupy and pay rent on a substantial portion of the Premises. The UN and the UN Development Programme have also agreed in principle to occupy a substantial portion of the premises under new long-term leases, and negotiations on definitive documentation are continuing.

COVID-19 Pandemic

The Corporation continues to monitor business conditions and any actual and potential impacts on its operations and financial position due to the COVID-19 pandemic.

All office tenants at the Corporation's buildings have been paying rent as required under their leases.

To assist the Hotel during the pandemic, the Corporation had since October 2021 deferred a portion of the allocated expenses payable by the Hotel Operator for operations at One and Two UN Plaza. The Hotel Operator has as of April 1, 2023 repaid all deferred amounts as required under its agreement with the Corporation.

United Nations Development Corporation
Statements of Net Position

	As of December 31,	
	2022	(As Restated) 2021
Assets:		
Current assets:		
Cash and cash equivalents (Note 2)	$ 58,217,239	$ 58,266,255
Accounts receivable, less allowance for doubtful accounts of $286,700 in 2022 and 2021	3,119,921	1,725,339
Current portion of receivable from UNICEF (Note 6)	3,932,285	3,316,054
Lease receivable (Note 6)	6,016,217	23,349,491
Prepaid expenses and other assets, net	6,029,696	5,431,882
Total current assets	77,315,358	92,089,021
Noncurrent assets:		
Restricted assets (Note 3)	65,846,983	52,480,506
Receivable from UNICEF, less current portion (Note 6)	13,351,147	17,283,432
Lease receivable, less current portion (Note 6)	87,070	6,103,286
Property and equipment, net (Note 4)	39,946,259	45,435,616
Total noncurrent assets	119,231,459	121,302,840
Total assets	$ 196,546,817	$ 213,391,861
Liabilities:		
Current liabilities:		
Accounts payable and accrued expenses	$ 3,688,359	$ 3,588,684
Security deposits payable and unearned revenues	1,083,170	1,130,630
Lease liability - current (Note 6)	405,613	386,298
	5,177,142	5,105,612
Current liabilities (payable from restricted assets):		
Accrued interest payable	644,625	787,250
Current portion of long-term debt	5,985,000	5,705,000
	6,629,625	6,492,250
Total current liabilities	11,806,767	11,597,862
Noncurrent liabilities:		
Long-term obligations, net of current portion (Note 5)	23,048,723	29,949,714
Lease liability, net of current portion (Note 6)	1,102,129	1,507,742
Total noncurrent liabilities	24,150,852	31,457,456
Total liabilities	35,957,619	43,055,318
Deferred inflows of resources:		
Unamortized gain on bond refunding	472,074	774,533
Leases	5,900,791	28,795,589
Total deferred inflows of resources	6,372,865	29,570,122
Net position:		
Net investment in capital assets	22,283,867	24,395,761
Restricted	56,429,331	37,711,148
Unrestricted	75,503,135	78,659,512
Total net position	154,216,333	140,766,421
Total liabilities, deferred inflows of resources and net position	$ 196,546,817	$ 213,391,861

The accompanying notes are an integral part of these financial statements.

United Nations Development Corporation
Statements of Revenues, Expenses and Changes in Net Position

	For the years ended December 31, 2022	(As Restated) 2021
Operating revenues:		
Revenue from leases		
Rents - office space	$ 42,854,840	$ 42,267,113
Interest - leases	1,498,069	2,584,519
Other income	1,436,148	1,515,636
Total operating revenues	45,789,057	46,367,268
Operating expenses:		
Administrative salaries and employee benefits	1,973,482	1,948,858
Property manager's reimbursable salaries and employee benefits	3,081,981	3,204,466
Other operating costs	15,400,477	13,114,851
Depreciation and amortization (Note 4)	6,821,985	6,922,632
Rent and real estate taxes (Note 6)	3,007,611	3,025,287
Management fees	158,115	158,115
Professional fees	981,127	522,255
Total operating expenses	31,424,778	28,896,464
Operating income	14,364,279	17,470,804
Nonoperating revenues (expenses):		
Interest income	487,453	489,689
Interest expense (Note 5)	(449,974)	(486,873)
Unrealized loss on restricted assets (Note 3)	(951,846)	(666,567)
Total nonoperating revenues (expenses)	(914,367)	(663,751)
Change in net position	13,449,912	16,807,053
Net position, beginning of year	140,766,421	123,959,368
Net position, end of year	$ 154,216,333	$ 140,766,421

The accompanying notes are an integral part of these financial statements.

United Nations Development Corporation
Statements of Cash Flows

	For the years ended December 31, 2022	(As Restated) 2021
Cash flows from operating activities:		
Receipts from tenants	$ 48,117,762	$ 51,558,637
Payments to suppliers	(17,107,042)	(15,576,193)
Payments for rent and real estate taxes	(2,999,517)	(3,029,819)
Payments to employees for salaries and benefits	(5,051,437)	(5,129,624)
Net cash provided by operating activities	22,959,766	27,823,001
Cash flows from capital and related financing activities:		
Repayments of principal on long-term debt	(5,705,000)	(5,425,000)
Interest payments on long-term debt	(1,811,049)	(1,968,750)
Repayments of principal on lease liability	(386,298)	(367,903)
Interest payments on lease liability	(94,702)	(113,097)
Capital expenditures for properties	(1,275,564)	(1,672,087)
Net cash used in capital and related financing activities	(9,272,613)	(9,546,837)
Cash flows from investing activities:		
Interest and realized gains on investment securities	487,453	489,689
Maturities and redemptions of investment securities	25,725,565	20,234,319
Purchases of investment securities	(39,949,187)	(22,357,833)
Net cash used in investing activities	(13,736,169)	(1,633,825)
Net (decrease) increase in cash and cash equivalents	(49,016)	16,642,339
Cash and cash equivalents, beginning of year	58,266,255	41,623,916
Cash and cash equivalents, end of year	$ 58,217,239	$ 58,266,255
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	$ 14,364,279	$ 17,470,804
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation and amortization	6,821,985	6,922,632
Changes in operating assets and liabilities:		
Accounts receivable	(1,394,582)	3,074,262
Receivable from UNICEF	3,316,054	2,797,730
Lease receivable	23,349,490	(29,452,777)
Prepaid expenses and other assets	(654,877)	(221,894)
Accounts payable and accrued expenses	99,675	(1,539,910)
Security deposits payable and unearned revenues	(47,460)	(23,435)
Deferred inflows of resources	(22,894,798)	28,795,589
Net cash provided by operating activities	$ 22,959,766	$ 27,823,001

The accompanying notes are an integral part of these financial statements.

1. **Organization: Properties**

United Nations Development Corporation (the "Corporation") is a public benefit corporation created in 1968 under the laws of the State of New York, particularly Chapter 345, Laws of the State of New York, 1968, as amended (the "Act"). The Corporation was created to undertake development of office space and other facilities in The City of New York (the "City"), within a defined United Nations (the "UN") development district next the UN headquarters as needed for the United Nations (the "UN"), UN organizations or agencies, permanent missions to the UN and UN-related programs and activities.

The Corporation has developed and currently operates the following properties:

One United Nations Plaza

One United Nations Plaza ("One UN Plaza"), which opened in 1975, is a 39-story mixed-use office building and hotel constructed by the Corporation as part of the Phase I project, which also included the buildings at 763 and 765 United Nations Plaza (together, "Phase I"). The buildings at 763 and 765 United Nations Plaza were sold in April 1999 and September 2000, respectively. In 1997, One UN Plaza was separated into a condominium with two units, one unit consisting of the hotel portions of the building, which was sold to the Hotel Operator, and the second unit consisting of the office space, ground floor retail space and other portions of One UN Plaza. The Corporation leases the office space at One UN Plaza to the UN and permanent missions to the UN.

Two United Nations Plaza

Two United Nations Plaza ("Two UN Plaza" or "Phase II"), which opened in 1983, is a 40-story mixed-use office building and hotel constructed and operated by the Corporation. The hotel portion of Two UN Plaza was leased in 1997 to the Hotel Operator under a long-term lease expiring in 2079. The Corporation leases the office space at Two UN Plaza to the UN and foreign missions to the UN.

Three United Nations Plaza

Three United Nations Plaza ("Three UN Plaza" or "Phase III"), which opened in 1987, is a 15-story office building with an adjacent public plaza. The Corporation leases all of Three UN Plaza to UNICEF as its world headquarters. The Corporation and the City have agreed that upon the expiration of the UNICEF lease on July 2, 2026, and subject to certain conditions being met, UNICEF will obtain ownership of Three UN Plaza without payment by UNICEF for the transfer.

2. **Significant Accounting Policies**

Basis of accounting

The Corporation uses the economic resources measurement focus and the accrual basis of accounting. Revenue is recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of the related cash flows. The financial statements of the Corporation have been prepared in conformity with accounting principles generally accepted in the United States of America ("U.S. GAAP"), as prescribed by the Governmental Accounting Standards Board ("GASB"). GASB is the primary standard-setting body for establishing governmental accounting and financial reporting principles.

Cash and cash equivalents
Cash and cash equivalents consist of demand deposits that are either federally insured or collateralized with short-term investments in U.S. Government obligations with an original maturity of three months or less when acquired, except for deposits of $1,140,650 as of December 31, 2022 that were uninsured and uncollateralized due to a bank error that has since been corrected. All securities held by custodians as collateral are registered and held in the Corporation's name.

Operating and non-operating revenue
As required by U.S. GAAP, the Corporation recognizes a lease receivable and a deferred inflow of resources. The lease receivable is amortized over the life of the lease and interest revenue is recognized over the term of the lease. Rental revenue is recognized in a systematic and rational manner (typically straight-line) over the term of the lease and the deferred inflow of resources is reduced in the same manner. Given the nature of the Corporation's operations, revenue from leases and related fees and agreements is considered operating revenue. All other revenues are considered non-operating.

Receivable from UNICEF
The Corporation's lease with UNICEF at Three UN Plaza is stated at its net investment amount. Net income is recognized over the life of the UNICEF lease, which expires on July 2, 2026.

Property and equipment
Property and equipment are stated at cost less accumulated depreciation and amortization. Expenditures for maintenance and repairs are charged to operations as incurred. Significant renovations that improve and extend the useful life of an asset are capitalized. The Corporation's capitalization threshold is $5,000.

Depreciation is computed by the straight-line method over the following periods: (i) 50 years for buildings; (ii) 3 to 25 years for building improvements; and (iii) 3 to 10 years for furniture, fixtures and equipment. The land under One UN Plaza is treated as a leasehold interest and its acquisition cost is being amortized over the term of the 1972 Lease (as defined in Note 6).

Bond issuance costs
Bond issuance costs are recognized as expenses in the period incurred.

Net position
The Corporation's net position is classified in the following categories: (a) net investment in capital assets: which consists of project assets, net of accumulated depreciation and deferred costs, reduced by the outstanding balance of debt attributable to the acquisition, construction, or improvement of those assets; (b) restricted: which consists of assets restricted for specific purposes by law or parties external to the Corporation; and (c) unrestricted: which consists of assets that are not classified either as net investment in capital assets, or as restricted. When both restricted and unrestricted resources are available for use, it is the Corporation's policy to use restricted resources first, and then unrestricted resources as they are needed.

Income taxes
No provision for taxes or deferred taxes has been included in these financial statements because the Corporation is exempt from federal and state income taxes as a public benefit corporation of

the State of New York and a not-for-profit corporation under Section 501(c)(3) of the Internal Revenue Code.

Use of estimates
The preparation of financial statements in accordance with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates and assumptions.

Recent accounting pronouncements
As a component unit of the State, the Corporation implements new GASB standards in the same fiscal year as they are implemented by the State. The following are discussions of the standards requiring implementation in the current year and standards which may impact the Corporation in the future years.

In June 2017, GASB issued Statement No. 87, *Leases* ("GASB 87"). The objective of GASB 87 is to improve accounting and financial reporting for leases by governments. This statement increases the usefulness of financial statements by requiring recognition of certain lease assets and liabilities for leases that were previously classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The requirements of GASB 87 are effective for fiscal years beginning after June 15, 2021. The adoption of GASB 87 had no effect on the beginning net position as reported for the year ended December 31, 2021, but required the recognition of the following components as of January 1, 2021 (the adoption date):

Lease receivable	$	51,690,387
Lease assets		2,261,943
Lease liability		(2,261,943)
Deferred inflow of resources		(51,690,387)
Net effect on January 1, 2021 net position	$	-

GASB 87 requires the Corporation's financial statements to be adjusted retrospectively for the earliest period presented. Certain balances reported as of and for the year ended December 31, 2021, have been restated to conform to the requirements of GASB 87 and the following line items have been restated:

Statement of Net Position:

	As Previously Reported	As Restated	Adjustment
Lease and interest receivable	$ -	$ 29,452,777	$ 29,452,777
Lease right-of-use asset, net	-	1,850,681	1,850,681
Lease assets, net	-	31,303,458	31,303,458
Less:			
Lease liability and accrued interest payable	-	1,894,040	1,894,040
Deferred inflows of resources - leases	-	28,795,589	28,795,589
Lease liability and deferred inflows of resources	-	30,689,629	30,689,629
Net position	$ 140,152,592	$ 140,766,421	$ 613,829

Statement of Revenues, Expenses and Changes in Net Position:

	As Previously Reported	As Restated	Adjustment
Operating revenues:			
Rents - Office space	$ 44,194,444	$ 42,267,113	$ (1,927,331)
Interest - leases	-	2,584,519	2,584,519
Total operating revenues	$ 44,194,444	$ 44,851,632	$ 657,188
Operating expenses			
Depreciation and amortization	$ 6,511,370	$ 6,922,632	$ 411,262
Rent and real estate taxes	3,506,287	3,025,287	(481,000)
Total operating expenses	$ 10,017,657	$ 9,947,919	$ (69,738)
Operating income	$ 34,176,787	$ 34,903,713	$ 726,926
Nonoperating expense:			
Interest expense - lease	$ 373,776	$ 486,873	$ 113,097
Change in net position	$ 33,803,011	$ 34,416,840	$ 613,829

GASB Statement No. 91, *Conduit Debt Obligations*, ("GASB 91") is effective for reporting periods beginning after December 15, 2021, as amended. GASB 91 provides a single method of reporting conduit debt obligations by issuers and aims to eliminate diversity in practice. GASB 91 clarifies the existing definition of a conduit debt obligation, establishing that it is not a liability of the issuer; and establishes accounting and financial reporting standards for additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations, as well as improves note disclosures. The adoption of GASB 91 did not have an impact on the Corporation's financial statements.

GASB Statement No. 92, *Omnibus*, ("GASB 92") is effective for fiscal years beginning after June 15, 2021, as amended. This statement addresses comparability and consistency in accounting and financial reporting related to a variety of GASB Statements including: *Leases, Other Postemployment Benefit Plans, Pensions, Fiduciary Activities, Asset Retirement Obligations, Public Entity Risk Pools, Fair Value Measurements,* and *Derivative Instruments*. The adoption of GASB 92 did not have an impact on the Corporation's financial statements.

GASB Statement No. 93, *Replacement of Interbank Offered Rates*, ("GASB 93") is effective for fiscal years beginning after June 15, 2021, as amended. The effective date of this Statement was further amended by GASB 99. The objective of this statement is to address those and other accounting and financial reporting implications from the replacement of the interbank offered rate ("IBOR"). The adoption of GASB 93 did not have an impact on the Corporation's financial statements.

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, ("GASB 94"). GASB 94 improves financial reporting by addressing issues related to public-private and public-public partnership arrangements ("PPPs"). The requirements for GASB 94 are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The Corporation has not completed the process of evaluating GASB 94 but does not expect it to have an impact on the Corporation's financial statements.

GASB Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. The primary objective of this Statement is to provide temporary relief to governments and other stakeholders in light of the COVID-19 pandemic. That objective is accomplished by postponing the effective dates of certain provisions in Statements and Implementation Guides that first became effective or are scheduled to become effective for periods beginning after June 15, 2018, and later.

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, ("GASB 96"). GASB 96 provides guidance on the accounting and financial reporting for subscription-based information technology arrangements ("SBITAs") for government end users (governments). The requirements of GASB 96 are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The Corporation has not completed the process of evaluating GASB 96 but does not expect it to have an impact on the Corporation's financial statements.

GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*, ("GASB 97"). GASB 97 has multiple effective dates depending on specific paragraphs of the standard. Paragraph 4 of the Statement, which pertains to defined contribution pension and OPEB plans, is effective immediately. Paragraphs 6 through 9 of the Statement, which pertain to the supersession of GASB 32, are effective for fiscal years beginning after June 15, 2021, and the remaining requirements of the Statement are effective for reporting periods beginning after June 15, 2021. The objectives of GASB 97 are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC)

Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The Corporation has not completed the process of evaluating GASB 97 but does not expect it to have an impact on the Corporation's financial statements.

GASB Statement No. 98, *The Annual Comprehensive Financial Report*, ("GASB 98"). The objective of this Statement is to address references in authoritative literature to the term comprehensive annual financial report. This Statement establishes the term annual comprehensive financial report and its acronym ACFR. That new term and acronym replace instances of comprehensive annual financial report and its acronym in generally accepted accounting principles for state and local governments. The requirements of this Statement are effective for fiscal years ending after December 15, 2021. The adoption of GASB 98 did not have an impact on the Corporation's financial statements.

GASB Statement No. 99, *Omnibus 2022,* ("GASB 99") has multiple effective dates depending on the Statement of the standard. This Statement addresses numerous accounting and financial reporting issues identified during the implementation and application of certain GASB pronouncements or during the due process on other pronouncements. The requirements related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63 are effective upon issuance. The requirements related to leases, PPPs, and SBITAs are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for fiscal years beginning after June 15, 2023, and all reporting periods thereafter. The Corporation has determined that GASB 99 will not have an impact on the Corporation's financial statements.

GASB Statement No. 100, *Accounting Changes and Error Corrections – An Amendment of GASB Statement No. 62* ("GASB 100"), has been issued to help enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent and comparable information for making decisions or assessing accountability. GASB 100 defines accounting changes, addresses corrections of errors in previously issued financial statements, and prescribes accounting and financial reporting for both. GASB 100 also addresses how information that is affected by a change in accounting or error correction should be presented in the required supplementary information explaining that the information should be restated for error corrections but not for changes in accounting principles. The requirements of GASB 100 are effective for fiscal years beginning after June 15, 2023. The Corporation has not completed the process of evaluating GASB 100 but does not expect it to have an impact on the Corporation's financial statements.

GASB Statement No. 101, *Compensated Absences* ("GASB 101"), has been issued to align the recognition and measurement guidance of compensated absences. GASB 101 requires that liabilities for compensated absences be recognized for leave that has not been used and leave that has been used but not yet paid in cash or settled otherwise. GASB 101 also establishes guidance for measuring a liability for leave that has not been used, generally using an employee's pay rate as of the date of the financial statements. The requirements of GASB 101 are effective for fiscal years beginning after December 15, 2023. The Corporation has not completed their evaluation of GASB 101 but does not anticipate any material impact.

3. Investments and Restricted Assets and Fair Value Measurements

All investments are carried at fair value. Certain accounts are funded by the Corporation as required under the Indenture for the 2019 Bonds (as such terms are defined in Note 5). Such accounts are classified as restricted assets and consist of investments in U.S. Treasury Securities. Accounts funded under the Indenture are held as trust assets in the Corporation's name by The Bank of New York Mellon, as the Corporation's trustee and custodian under the Indenture.

The Corporation's permitted investments under the Indenture include: (i) obligations to which the faith and credit of the U.S. government are pledged; (ii) obligations, the payment of the principal of and interest on which are unconditionally guaranteed by the U.S. government; (iii) direct and general obligations of any state or political subdivision provided that such obligations are rated in either of the two highest rating categories by Moody's Investors Service ("Moody's"); (iv) bonds, debentures, participation certificates or notes issued by entities named in the Indenture (including Federal Home Loan Banks, Fannie Mae, Ginnie Mae or Freddie Mac); (v) Public Housing Bonds, Temporary Notes or Preliminary Loan Notes fully secured by contracts with the United States; (vi) certificates of deposit issued by banks in the State of New York having capital stock and surplus of more than $50 million and rated at least A by Moody's and another nationally recognized rating agency, or fully secured by direct obligations of or obligations guaranteed by the U.S. government; (vii) repurchase agreements secured by any one or more of the securities described in clauses (i) through (iv) above; (viii) obligations of any corporation organized under the laws of any state in the United States maturing within two-hundred-seventy days, rated by at least two of Moody's, S&P and Fitch as P-1, A-1+ and F-1, respectively; (ix) banker's acceptances maturing within ninety days rated by at least two of Moody's, S&P and Fitch as P-1, A-1+ and F-, respectively; and (x) money market mutual funds invested in obligations issued or guaranteed by the U.S. government or in obligations of agencies or instrumentalities of the U.S. where the payment of principal and interest is guaranteed by the U.S. government.

Total restricted assets held by the Corporation at December 31, 2022 and 2021 included in the statements of net position were as follows:

	December 31, 2022		
	Cost	**Fair Value**	**Weighted average maturity (years) (a)**
U.S. Treasury securities:			
Treasury Notes	$ 64,642,977	$ 63,286,483	1.27
Total U.S. Treasury Securities	64,642,977	63,286,483	
Total Investments	64,642,977	63,286,483	
Cash and cash equivalents	2,560,500	2,560,500	
Total restricted assets	$ 67,203,477	$ 65,846,983	

	December 31, 2021		
	Cost	**Fair Value**	**Weighted average maturity (years) (a)**
U.S. Treasury securities:			
Treasury Notes	$ 44,708,034	$ 44,303,386	1.29
Total U.S. Treasury Securities	44,708,034	44,303,386	
Total Investments	44,708,034	44,303,386	
Cash and cash equivalents	8,177,120	8,177,120	
Total restricted assets	$ 52,885,154	$ 52,480,506	

(a) Portfolio weighted average effective duration from the purchase date of investments.

The Corporation categorizes its fair value measurements within the fair value hierarchy established by U.S. GAAP. The hierarchy is based on the valuation inputs used to measure fair value of the assets. Level 1 inputs are quoted prices in an active market for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

The Corporation had the following recurring fair value measurements as of December 31, 2022 and 2021:

U.S. Treasury securities of $63,286,483 and $44,303,386, respectively, are valued using quoted market prices (Level 1 inputs).

4. Property and Equipment

Property and equipment consisted of the following as of December 31:

	Balance at January 1, 2022	Additions 2022	Deletions 2022	Balance at December 31, 2022
Land	$ 3,823,597	$ -	$ -	$ 3,823,597
Building and building improvements	179,027,811	1,259,205	-	180,287,016
Furniture, fixtures and equipment	1,597,503	16,359	-	1,613,862
	184,448,911	1,275,564	-	185,724,475
Less: accumulated depreciation and amortization	(140,863,976)	(6,353,658)	-	(147,217,634)
Lease assets being amortized, net	1,850,681	-	(411,263)	1,439,418
Property and equipment, net	$ 45,435,616	$ (5,078,094)	$ (411,263)	$ 39,946,259

	Balance at January 1, 2021	Additions 2021	Deletions 2021	Balance at December 31, 2021
Land	$ 3,823,597	$ -	$ -	$ 3,823,597
Building and building improvements	177,367,902	1,659,909	-	179,027,811
Furniture, fixtures and equipment	1,585,325	12,178	-	1,597,503
	182,776,824	1,672,087	-	184,448,911
Less: accumulated depreciation and amortization	(134,409,669)	(6,454,307)	-	(140,863,976)
Lease assets being amortized, net	2,261,943	-	(411,262)	1,850,681
Property and equipment, net	$ 50,629,098	$ (4,782,220)	$ (411,262)	$ 45,435,616

5. Long-Term Liabilities

Long-term liabilities as of December 31, 2022 and 2021 was as follows:

	Balance at January 1, 2021	Additions/ Deletions 2021	Balance at December 31, 2021	Additions/ Deletions 2022	Balance at December 31, 2022
Bonds of 2019, Series A	$ 36,915,000	$ (5,425,000)	$ 31,490,000	$ (5,705,000)	$ 25,785,000
Bonds of 1980, due August 1, 2025 at 8% interest, payable semi-annually	1,250,000	-	1,250,000	-	1,250,000
Bonds of 1978, due July 1, 2028 at 8% interest, payable semi-annually	287,500	-	287,500	-	287,500
	38,452,500	(5,425,000)	33,027,500	(5,705,000)	27,322,500
Add:					
Unamortized bond premium	3,717,183	(1,089,969)	2,627,214	(915,991)	1,711,223
	42,169,683	(6,514,969)	35,654,714	(6,620,991)	29,033,723
Other long-term liabilities	95,633	(95,633)	-	-	-
Lease liability	2,261,943	(367,903)	1,894,040	(386,298)	1,507,742
Less:					
Current portion of long-term debt	(5,425,000)	(280,000)	(5,705,000)	(280,000)	(5,985,000)
Current portion of other long-term obligations	(95,633)	95,633	-	-	-
Current portion of lease liability	-	(386,298)	(386,298)	(19,315)	(405,613)
Long-term obligations, net of current portion	$ 39,006,626	$ (7,549,170)	$ 31,457,456	$ (7,306,604)	$ 24,150,852

2019 Refunding Bonds, Series A

The 2019 Refunding Bonds, Series A ("2019 Bonds") were issued on April 11, 2019 in the principal amount of $42,085,000 and at a net premium of $5,946,830. The 2019 Bonds were issued to refund the outstanding 2009 Bonds and to reduce debt service. The 2019 Bonds bear interest at a fixed rate of 5% and have annual maturities from July 1, 2020 through July 2026. The refunding of the 2009 Bonds will reduce total debt service payments by $17,473,325 and resulted in an economic gain of $6,382,403, being the difference in the present value of the debt service between the Corporation's 2009 Refunding Bonds, Series A (the "2009 Bonds") and the 2019 Bonds.

The Corporation recognized a deferred inflow of resources of $1,933,456 as a deferred gain on refunding, representing the difference in the carrying value of the refunded debt and the reacquisition price. This amount is deferred and amortized into interest expense over the shorter of the life of the refunded or refunding debt.

The 2019 Bonds were issued under an Amended and Restated Indenture of Trust dated as of April 11, 2019 (the "2019 Indenture"), between the Corporation and The Bank of New York Mellon, as Trustee. The net proceeds of the 2019 Bonds were used, together with other funds of the

Corporation, to redeem the 2009 Bonds on July 1, 2019. Amortization of the bond premium relating to the 2019 Bonds was $915,991 for 2022 and $1,089,969 for 2021, respectively.

Interest on the 2019 Bonds is payable semiannually on January 1 and July 1 at an interest rate of 5.00%. Interest expense is reflected at a constant effective yield (including amortization of premium). The 2019 Bonds are subject to mandatory annual redemption of stated principal amounts from July 2020 through July 2026.

The 2019 Bonds are collateralized by net revenues from Phases I, II and III and amounts in the funds and accounts held by the Trustee.

The Corporation incurred issuance costs of $901,473 with respect to the 2019 Bonds.

The 2019 Indenture provides that in the event of a payment or other default as described thereunder, the Trustee may, and upon written request of the Bondholders of not less than 25% in aggregate principal amount of the Bonds then Outstanding, with respect to which such event of default has happened, shall proceed, to protect and enforce the rights of the Trustee and, to the full extent that the Holders of the Bonds themselves might do, the rights of the Bondholders under the laws of the State of New York or under the 2019 Indenture, by such suits, actions, or proceedings in equity or at law, either for the specific performance of any covenant or contract contained therein or in aid or execution of any power therein granted or for any proper legal or equitable remedy as the Trustee shall deem most effectual to protect and enforce the rights aforesaid and without limiting the generality of the foregoing, as the Trustee, being advised by counsel, shall deem most effectual to protect and insure the rights of the bondholders.

Bonds of 1980 and Bonds of 1978

The Bonds of 1980 and the Bonds of 1978 are special purpose revenue bonds which require payments of interest only to maturity of $100,000 and $23,000 per annum, respectively, until maturity and payment of the principal amount of these bonds in 2025 and 2028, respectively. Debt service on these bonds is senior to that of the 2019 Bonds and was senior to that of the 2009 Bonds.

Maturities of Long-Term Debt

The principal and interest payments on the Corporation's long-term debt are due as follows:

	Principal	Interest	Total
Year ending December 31,			
2023	$ 5,985,000	$ 1,412,250	$ 7,397,250
2024	6,280,000	1,113,000	7,393,000
2025	7,845,000	799,000	8,644,000
2026	6,925,000	369,250	7,294,250
2027	-	23,000	23,000
2028	287,500	23,000	310,500
	$ 27,322,500	$ 3,739,500	$ 31,062,000

6. Leases

As Lessee:

The City of New York

Under a lease agreement dated August 1, 1972, as amended (the "1972 Lease"), and a lease agreement dated May 8, 1981, as amended (the "1981 Lease" and together with the 1972 Lease, the "City Leases"), the Corporation leases from the City all of Phase I (excluding the hotel portion) and the underlying land, Phase II (but not the underlying land, which is leased under the Phase II Ground Lease referred to below), and Phase III and the underlying land. Rent payable to the City under the City Leases is subordinate to debt service on the 2019 Bonds, was subordinate to debt service on the 2009 Bonds prior to their redemption in July 2019 and was subordinate to debt service on the 2004 Bonds prior to their redemption in November 2009. The City Leases include the following provisions:

- The terms of the City Leases will continue until all bond obligations issued in connection with Phases I, II and III are paid, but not beyond December 18, 2071 for the 1972 Lease and May 7, 2080 for the 1981 Lease.

- The City Leases may be terminated at any time by the City, provided that the City purchases the Corporation's interests under the City Leases for amounts at least sufficient to pay the Corporation's bond obligations with respect to Phases I, II and III.

- The Corporation pays base rent to the City equivalent to full real estate taxes on the portions of One and Two UN Plaza not occupied by the UN, missions to the UN or used as a community facility. The Corporation's base rent on account of Three UN Plaza is fixed at $481,000 annually. Total base rent under the City Leases was $1,649,586 and $1,663,701 for the years ended December 31, 2022 and 2021, respectively.

- Rent is payable to the City only from revenues remaining after payment of operating expenses and other obligations, including debt service, of Phases I, II and III.

- In addition to the amounts described above, the Corporation is required to pay the City additional rent equal to ninety percent of Consolidated Surplus (as defined in the 1981 Lease). In general, the 1981 Lease defines Consolidated Surplus as revenues from the Corporation's operations during the year, minus the amounts paid, set aside or placed in reserve in connection with the Corporation's operations and to comply with the Corporation's obligations, including debt service and other requirements under the Corporation's financing documents. Under the 1981 Lease, approval of the Board of Directors is required to establish reserves not mandated by the Corporation's financing documents and not required to pay other current obligations.

- In March 2023, for the year ended December 31, 2022, the Board of Directors established a reserve from the Corporation's 2022 revenues of $6,131,080, and in March 2022, for the year ended December 31, 2021, the Board of Directors established a reserve from the Corporation's 2021 revenues of $14,792,981, each as permitted under the 1981 Lease. The reserves are available to pay costs of future capital improvement projects at One and Two UN Plaza, to fund tenant work relating to office leases and for other corporate purposes. As a result, there was no Consolidated Surplus for the years ended December 31, 2022 and 2021, and no additional rent was payable to the City for those years.

Phase II Ground Lease

The Corporation holds a 99-year ground leasehold expiring in 2079 from a private party on the land underlying Phase II. Annual rental payments of $250,000 are payable by the Corporation through 2025. Annual rental payments after 2025 will be increased based on changes in the Consumer Price Index since February 1, 2014. The Corporation has an option, exercisable at any time between August 1, 2020 and July 31, 2025, to purchase the land underlying Phase II at fair market value on the exercise date, less the principal amount of the Bonds of 1980, as described in Note 5. At December 31, 2022, aggregate future minimum rentals under the ground lease approximated $14,250,000, assuming the purchase option is not exercised by the Corporation.

The Corporation determined the net present value of the Three UN Plaza lease as of January 1, 2021 using a 5% interest rate, the Corporation's estimated borrowing rate, and reported a lease liability of $1,507,742 and $1,894,040 at December 31, 2022 and 2021, respectively. Total outflows related to the Three UN Plaza lease were $481,000 for both of the years ended December 31, 2022 and 2021, respectively. Such outflows include interest on the lease liability, which is reported in other operating costs in the accompanying financial statements, of $113,549 and $113,097 for the years ended December 31, 2022 and 2021, respectively.

Base rental payments due under the Three UN Plaza lease are as follows for the years ending December 31:

	Principal	Interest	Total
Year ending December 31,			
2023	$ 405,613	$ 75,387	$ 481,000
2024	425,894	55,106	481,000
2025	447,188	33,812	481,000
2026	229,047	11,453	240,500
	$ 1,507,742	$ 175,758	$ 1,683,500

The Corporation has recognized right-of-use lease assets relating to the base rents due under the Three UN Plaza lease. These assets are being amortized on a straight-line basis over the term of the lease.

Lease assets were as follows for the year ended December 31, 2022:

	Balance at January 1, 2022	Additions 2022	Deletions 2022	Balance at December 31, 2022
Lease assets	$ 2,261,943	$ -	$ -	$ 2,261,943
Less: accumulated amortization	(411,262)	(411,263)	-	(822,525)
Lease assets, net	$ 1,850,681	$ (411,263)	$ -	$ 1,439,418

Lease assets were as follows for the year ended December 31, 2021:

	Balance at January 1, 2021	Additions 2021	Deletions 2021	Balance at December 31, 2021
Lease assets	$ 2,261,943	$ -	$ -	$ 2,261,943
Less: accumulated amortization	-	(411,262)	-	(411,262)
Lease assets, net	$ 2,261,943	$ (411,262)	$ -	$ 1,850,681

As Lessor:

Phase I

The office space in One UN Plaza is leased principally to the UN and permanent missions (the "One UN Plaza Leases"). The One UN Plaza lease from the Corporation to the UN expires on March 31, 2023. The remaining terms of other leases at One UN Plaza range from approximately three to five years (assuming no exercise of tenant renewal options). Fixed minimum rents under the One UN Plaza Leases, excluding operating expense escalations, will be approximately $7.4 million in 2023, $38,000 in 2024, and 2025, respectively, and $19,000 in 2026.

Phase II

The office space in Two UN Plaza is leased principally to the UN and permanent missions to the UN. The Two UN Plaza lease from the Corporation to the UN expires on March 31, 2023. The remaining terms of other leases at Two UN Plaza range from approximately one to two years and nine months. Fixed minimum rents under the Two UN Plaza leases, excluding operating expense escalations, will be approximately $8.4 million in 2023.

The hotel space at Two UN Plaza is leased to the Hotel Operator for a term expiring in 2079, matching the term of the Phase II ground lease. The Hotel Operator is responsible for reimbursement to the Corporation of its allocable portion of building operating expenses, including ground rent.

Phase III

All rentable space in Three UN Plaza is leased to UNICEF under a lease expiring in 2026. Subject to UNICEF meeting certain conditions, including maintaining its world headquarters in the City of New York, the City agreed to transfer title to Three UN Plaza to UNICEF in 2026 upon expiration of the lease term without any additional payment from UNICEF. As part of that agreement, the Corporation would transfer to the City its leasehold interest in Three UN Plaza. The lease with UNICEF is accounted for as a capital lease.

UNICEF's annual base rent (excluding operating expense escalations) in 2023 and for each year through the lease termination date in 2026 will be approximately $6.7 million. As of December

31, 2022 and 2021, the Corporation recognized lease receivables of $6,103,287 and $29,452,777, respectively. Such amounts were discounted to present value using the Corporation's estimated borrowing rate of 5%.

For the years ended December 31, 2022 and 2021, the Corporation recognized $42,854,840 and $42,267,113, respectively, in lease revenue and $1,498,069 and $2,584,519, respectively, in lease interest revenues from office space. Future base rent payments for office space due to the Corporation are as follows for the years ending December 31:

	Principal	Interest	Total
Year ending December 31,			
2023	$ 6,016,217	$ 305,164	$ 6,321,381
2024	33,646	4,354	38,000
2025	35,329	2,671	38,000
2026	18,095	905	19,000
	$ 6,103,287	$ 313,094	$ 6,416,381

Receivable from UNICEF

The components of the receivable from UNICEF as of December 31, 2022 and 2021 are as follows:

	December 31, 2022	December 31, 2021
Total minimum lease payments to be received	$ 22,830,422	$ 29,353,399
Less: Unearned income	(5,546,990)	(8,753,913)
Less: Current portion of receivable	(3,932,285)	(3,316,054)
Total receivable from UNICEF (long-term)	$ 13,351,147	$ 17,283,432

7. Retirement Plans

The Corporation has a Simplified Employee Pension retirement plan ("SEP") covering employees of age 21 or over with one year or more of service, with all contributions thereunder being immediately vested. The Corporation's contributions are made directly to employee SEP accounts in amounts ranging from 12% to approximately 14% of base compensation. Contributions to the SEP plan were $163,298 and $167,425 for the years ended December 31, 2022 and 2021, respectively.

The Corporation also funds a deferred compensation plan for employees under Section 457(b) of the Internal Revenue Code. Contributions to the 457(b) Plan were $101,379 and $100,916 for the years ended December 31, 2022 and 2021, respectively.

United Nations Development Corporation
Supplemental Schedule of Phases I, II and III
Net Revenues in Excess of Debt Service Requirements

For the year ended December 31, 2022

	Phase I		Phase II		Phase III		Total	
Office Space								
Revenues and income from capital lease	$ 18,742,201		$ 18,658,047		$ 7,381,923		$ 44,782,171	
Operating expenses	(6,765,960)	$ 11,976,241	(6,688,292)	$ 11,969,755	(4,765,438)	$ 2,616,485	(18,219,690)	$ 26,562,481
Fee Income-Tenant Alteration Work						101,014		101,014
Other Income (Note A)		-		1,335,134		-		1,335,134
Interest Income		182,447		182,447		91,224		456,118
Gross Revenues		12,158,688		13,487,336		2,808,723		28,454,747
General and Administrative Expenses		(1,468,400)		(1,426,591)		(537,565)		(3,432,556)
Ground Rent				(250,000)				(250,000)
Interest Expense on the Bonds of 1978 and 1980				(123,000)				(123,000)
Real Estate Taxes to The City of New York				(1,589,025)				(1,589,025)
Net Revenues (Note B)		10,690,288		10,098,720		2,271,158		23,060,166
Base Rent to The City of New York (Note C)		(89,965)		(1,078,621)		(481,000)		(1,649,586)
Debt Service Requirements (Note D)		(2,659,880)		(2,974,780)		(1,644,840)		(7,279,500)
Net Revenues in Excess of Debt Service Requirements		$ 7,940,443		$ 6,045,319		$ 145,318		$ 14,131,080

See Independent Auditors' Report and Notes to Supplemental Schedule.

A. Other Income:

Phase II other income represents payment from the Hotel Operator of its proportionate share of ground rent, real estate taxes and rent to the City of New York.

B. Net Revenues:

Net revenues include interest income and all Phase I, II and III operating revenues and expenses, except for depreciation, amortization and interest expense on the 2019 Bonds. Operating revenues and base rent to the City of New York represent actual amounts owed pursuant to the leases rather than amounts recognized in the financial statements under GASB 87.

C. Base Rent to The City of New York:

Payments of base rent to The City of New York are subordinate to the Phase I, II and III debt service requirements and are allocated among Phase I, Phase II and Phase III in accordance with the provision of the City Leases.

D. Debt Service Requirements:

Debt service requirements include interest and principal payments on the 2019 Bonds.