



OCT
2014

wework

COMPANY OVERVIEW

KEY FACTS

- Founded in 2010 in New York City
- 220 employees; 20 locations; seven cities
- 15,000 members (as of October 31, 2014)
- Average monthly revenue per member: \$628
- Average occupancy at mature locations: 99%
- Average unit EBITDA margin at mature locations: 41%

FINANCIALS

	2012	2013	2014P	Dec-14P Run
Revenue	\$18.4mm	\$30.8mm	\$74.6mm	\$121.4mm
EBITDA	\$2.7mm	\$3.2mm	\$14.0mm	\$38.2mm



Many of our offices are located in prime areas with high foot traffic and excellent public transit access.

ESTABLISHED IN KEY MARKETS



GROWING RAPIDLY



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SPACE AS A SERVICE

WHAT WE DO

We create **working and living spaces** that are responsive to the **productivity needs and stylistic preferences** of today's **mobile, creative workforce**. We the only **organized, global, well-capitalized provider** of Space as a Service Model.

GLOBAL, MACRO TRENDS

We are capitalizing on **profound changes in technology, demographics and urbanization** – which collectively are **driving a secular shift** toward more **flexible, entrepreneurial and collaborative** work styles.

POWERFUL ECOSYSTEM

Our members are connected through our **proprietary, mobile-centric technology** – allowing them to extract maximum value from **the WeWork ecosystem**. The resulting **'WeWork effect'** is **driving accelerating demand** for our product.

MASSIVE OPPORTUNITY

Our **Total Addressable Market** – space and services for individuals and businesses – **is massive** and only **small penetration** is needed to **generate billions in revenue**.

FIRST MOVER

We are benefitting from **significant network effects and economies of scale**, have a **four-year head start** on competitors who might start today, and are expanding rapidly. **By the end of 2016**, we will have a **\$1Bn revenue run-rate with 34% margins**.

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MILLENNIALS ARE REDEFINING THE WORKFORCE

Empowered by technology, the rising generation has new needs and behaviors



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CREATING FUNDAMENTAL SHIFTS

These values are changing consumption patterns, and the way people work and live

COMMUNITY



CLUSTERING



SHARING



DIGITAL

facebook

LinkedIn

yelp

PHYSICAL

SXSW

TED

meetup

SUSTAINABILITY + TECHNOLOGY = DENSITY

2008
250
AVG SQ FT /
WORKER

2014
150
AVG SQ FT /
WORKER

WeWork
60
AVG SQ FT /
WORKER

2008
670
AVG SQ FT /
RESIDENT

2014
560
AVG SQ FT /
RESIDENT

WeLive
214
AVG SQ FT /
RESIDENT

TRANSFORMING TRADITIONAL MODELS

UBER

airbnb

Spotify

YouTube

Elance

taskrabbit

wework

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WORK IS CHANGING

Freelancing and small business formation is surging, and projected to accelerate

INDEPENDENT WORKFORCE
AS % OF TOTAL U.S. WORKFORCE



2008



2014



2020

470,000

NEW BUSINESSES LAUNCHED PER MONTH

OLD WORK

- Risk Averse
- Loyal
- Rely on your paycheck
- Grow with the company
- Division of labor
- Indifferent

NEW WORK

Entrepreneurial
Opportunistic
Rely on your network
Grow your own company
Together
Inspired

WEWORK

- Affordability & simplicity
- Freedom & Flexibility
- Community & connective technology
- Services & tools to succeed
- Connections & collaboration
- Motivation & celebration

we work

CREATING A NEW ECOSYSTEM FOR WORK

we work

SPACE



BEAUTIFUL, FUNCTIONAL, COLLABORATIVE

High amenity, high-energy workspaces

Kitchens, conference rooms, lounges

All the basics: wifi, coffee, printers, supplies

No up-front hassle or long-term contract

COMMUNITY



CONNECTING COMPANIES & CREATORS

Small business online marketplace

Demos, panels, happy hours

Education, inspiration, connections

Quarterly retreats & getaways

SERVICES

TriNet

GA GENERAL ASSEMBLY

ink. CHASE O

amazon

FITIST

myCheck

momofuku

E lance

CRACK

Healthcare

Back-office services

Education & training

Fully-integrated digital app

we work

THE WEWORK EFFECT

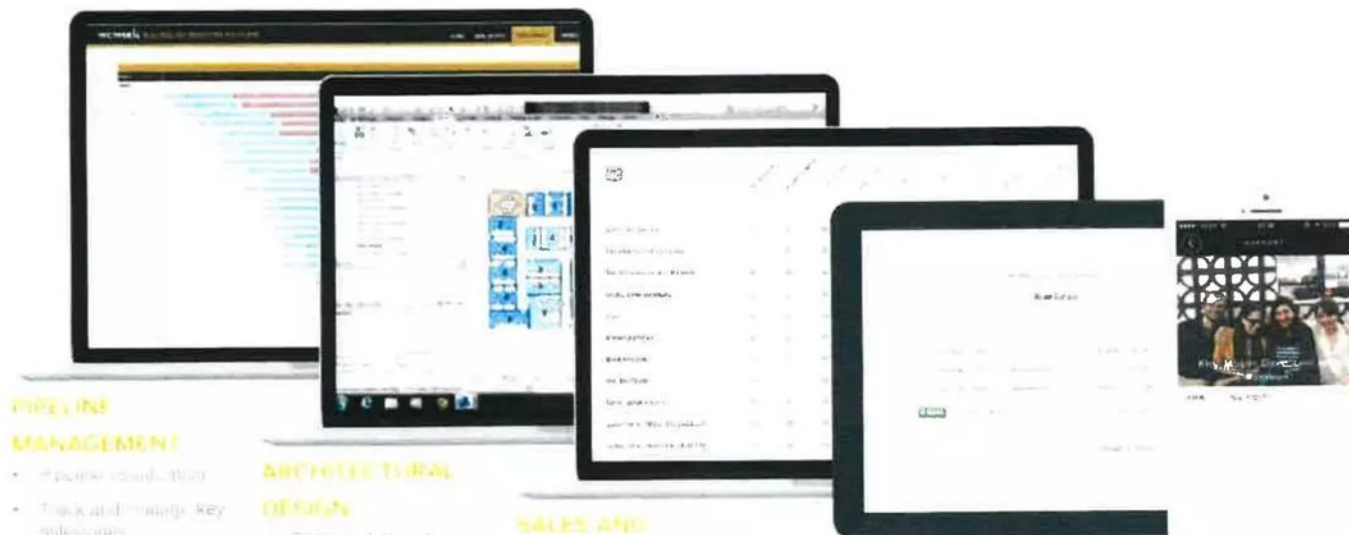
As the WeWork platform grows, community value increases, creating supply and demand network effects that are mutually reinforcing



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POWERED BY TECHNOLOGY AT EVERY LAYER

Proprietary software makes the design, development and management of our spaces efficient and scalable



PIPELINE MANAGEMENT

- Pipeline visualization
- Track and manage key milestones

ARCHITECTURAL DESIGN

- Optimized layouts
- Detailed cost measurement

SALES AND LEAD TRACKING

- Organize the sales and client process
- Detailed performance and sales figures reports

SPACE MANAGEMENT

- Efficient booking
- Automated booking and pricing, calendar, and usage stats

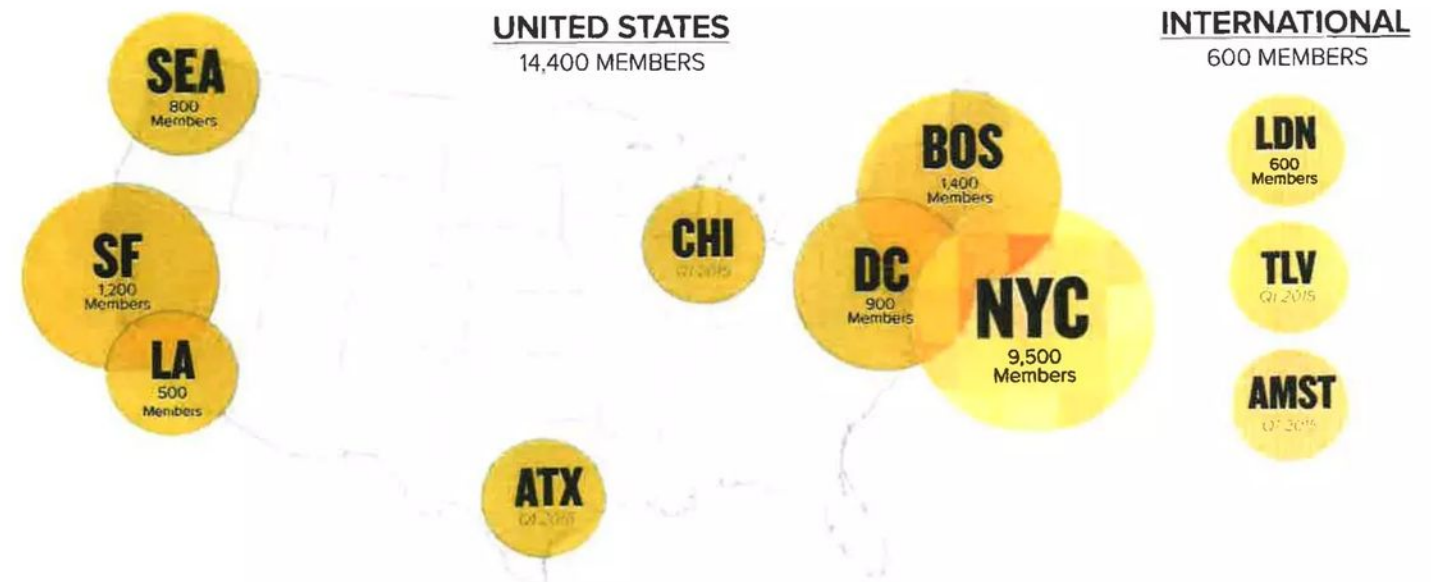
MEMBER SUPPORT

- Communicate with members
- Collect and manage feedback

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FIRST MOVER WITH CRITICAL MASS

With a growing community and established brand in key gateway markets, WeWork has distanced itself from competition



LOCATIONS OPEN OR UNDER DEVELOPMENT (34)



Member counts are as of the end of the reporting period. All member counts are estimates and may vary. Member counts are subject to change.

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PROVEN, PROFITABLE BUSINESS MODEL

WeWork locations operate near 100% occupancy with average margins greater than 40%

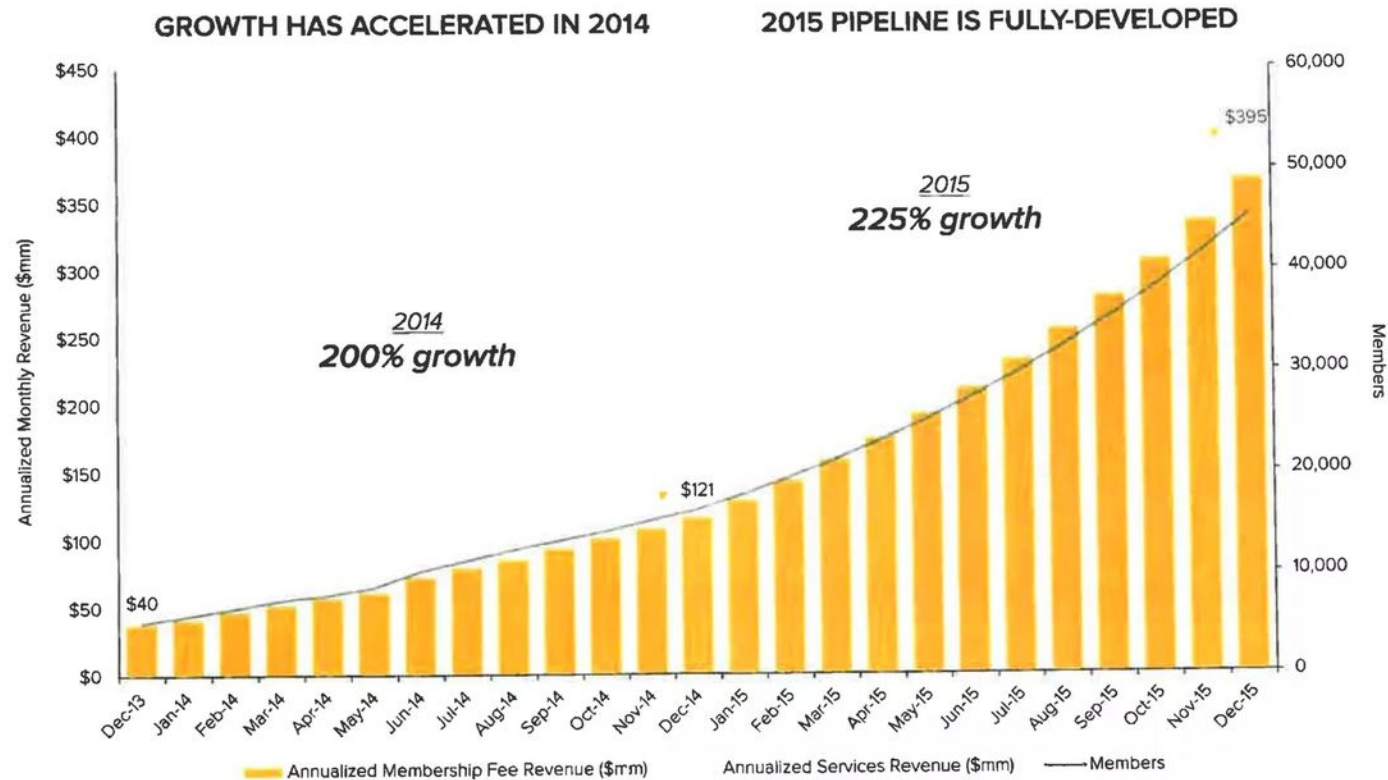
Year opened	2010		2011		2012		2013		2014											
Location	NY 01	NY 02	NY 03	SF 01	NY 04	LA 01	NY 05	SF 02	NY 06	NY 07	NY 08	DC 01	BOS 01	BOS 02	SEA 01	DC 02	NY 09	NY 10	NY 11	AVG
Occupancy	96%	100%	100%	99%	100%	100%	100%	100%	100%	99%	99%	99%	99%	96%	96%	100%	99%	99%	99%	99%
Desks	522	511	389	532	1,324	488	535	656	1,269	607	940	324	610	799	835	543	725	787	1,474	730
License Fee / Mem. / Mo.	\$621	\$593	\$743	\$535	\$588	\$469	\$650	\$546	\$533	\$807	\$614	\$501	\$599	\$513	\$498	\$508	\$711	\$701	\$651	\$600
Services Rev. / Mem. / Mo.	\$25	\$22	\$35	\$29	\$19	\$48	\$31	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28	\$28
(Annual figures, \$ in millions)																				
Total Revenue	\$3.9	\$3.8	\$3.6	\$3.6	\$9.6	\$3.0	\$4.4	\$4.5	\$8.5	\$6.0	\$7.2	\$2.0	\$4.6	\$5.0	\$5.1	\$3.5	\$6.4	\$6.8	\$11.9	\$5.4
Rent & OpEx	(2.4)	(2.4)	(2.2)	(1.9)	(5.5)	(1.9)	(2.7)	(2.8)	(5.1)	(3.8)	(4.5)	(1.3)	(2.6)	(3.0)	(3.0)	(2.0)	(4.0)	(3.7)	(6.2)	(3.2)
Unit EBITDA	\$1.5	\$1.3	\$1.4	\$1.7	\$4.1	\$1.1	\$1.7	\$1.7	\$3.5	\$2.2	\$2.6	\$0.7	\$1.9	\$2.0	\$2.0	\$1.5	\$2.3	\$3.1	\$5.7	\$2.2
Margin	39%	36%	40%	47%	43%	36%	39%	37%	41%	36%	37%	36%	42%	40%	40%	44%	37%	46%	48%	41%

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Source: WeWork internal data. Figures are estimates and may vary from actual results.

GROWING RAPIDLY

Top line growth is accelerating due to a robust pipeline and rising per member revenue



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BROADENING MEMBER BASE

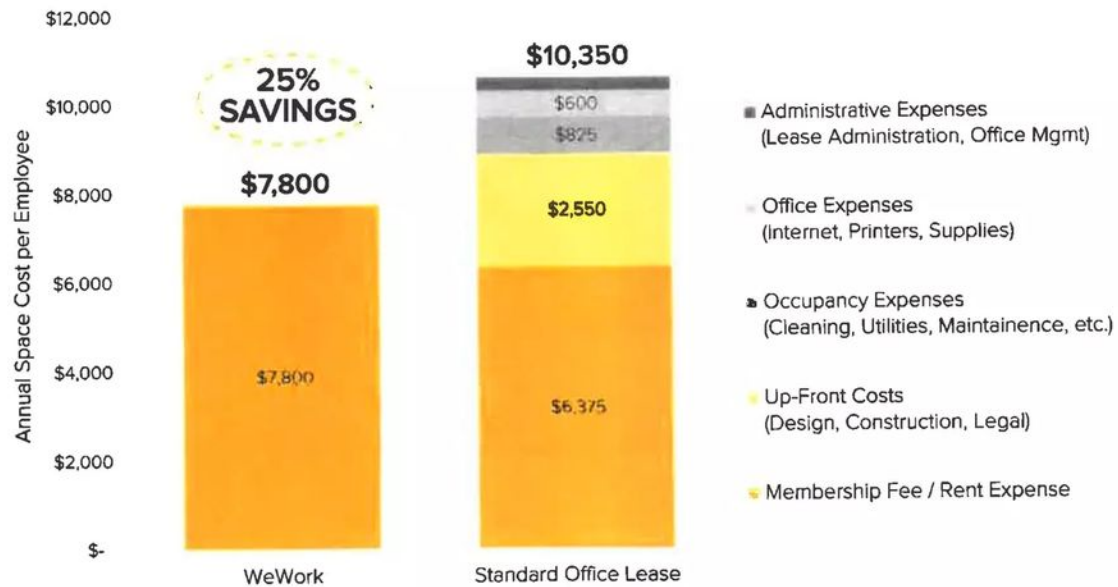


AND A COMPELLING VALUE PROPOSITION

In addition to substantial convenience and network value, WeWork offers meaningful financial savings compared to the alternative

ANNUAL SPACE COST COMPARISON

VS. STANDARD OFFICE LEASE



we work

WEWORK'S VALUE-ADDED TENANCY

Like Whole Foods in the retail sector, WeWork creates significant real estate value for property owners by activating and rebranding assets and neighborhoods

	175 Varick	222 Broadway	210 N. Green	25 Taylor	51 Melcher	Total
						
WeWork Location	NY04	NY06	CHI01	SF02	BOS02	
Market	New York, NY	New York, NY	Chicago, IL	San Francisco, CA	Boston, MA	
Submarket	Soho	Financial Dist	West Loop	Mid-Market	Seaport	
Investor	AEW	Beacon Capital	Shorenstein	Warhorse LLC	Synergy	
Total Sq Ft	168,000	756,000	65,000	56,000	111,000	1,156,000
WeWork Sq Ft	108,000	125,000	58,000	56,000	49,000	396,000
WeWork %	64%	17%	89%	100%	44%	34%
Investment	\$32.3m	\$350.0m	\$18.5m	\$18.0m	\$17.5m	\$436.3m
Today's Value	\$58.7m	\$510.0m	\$35.0m	\$27.0m	\$50.0m	\$680.7m
Multiple	1.8x	1.5x	1.9x	1.5x	2.9x	1.6x
Hold Period	1.5 yrs	2.0 yrs	2.0 yrs	2.0 yrs	3.0 yrs	2.4 yrs
Unlevered IRR	51%	21%	38%	22%	42%	25%

Sources:

(1) 175 Varick owned by Tishman Development, \$500M in debt 2014

(2) 222 Broadway owned by Deutsche Bank, managed by AEW, \$400M in debt 2014

(3) 210 N. Green owned by Shorenstein, \$18.5M in debt, 100% owned by Shorenstein, \$18.5M in debt 2014

(4) 25 Taylor owned by Warhorse LLC, \$18M in debt, 100% owned by Warhorse LLC, \$18M in debt 2014

(5) 51 Melcher owned by Synergy, \$17.5M in debt, 100% owned by Synergy, \$17.5M in debt 2014

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AND PARTNERSHIPS WITH LEADING GLOBAL LANDLORDS

Strong relationships with leading real estate owners give WeWork an inside track to the premier real estate portfolios around the world

WEWORK PARTNERS

The Blackstone Group

TISHMAN SPEYER

British Land

Invesco

VORNADO
REALTY TRUST

BEACON CAPITAL
PARTNERS

LOBERT ADLER

Boston Properties

SHOCHWARTZ

HARVARD
MANAGEMENT
COMPANY, INC.

The Real Estate Group

BREEVAST

AEW

Rudin

RFR
RFR REALTY

KUSHNER
COMPANIES

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AND A FULLY PREDICTABLE PIPELINE

By leveraging landlord relationships, WeWork is building an Asset Light path toward critical mass in 16 key markets



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ARE DRIVING CAPITAL EFFICIENT DEAL FLOW

Landlords in all geographies are contributing significant capital to bring WeWork to their buildings, allowing the company to scale more quickly and efficiently

NET CAPEX PER MEMBER, BY LOCATION



MARKET TERMS

Landlord pays **50%** of CapEx

Market Rent

No Profit Share

40% Unit EBITDA

22 month payback

ASSET LIGHT

Landlord pays **75%** of CapEx

At or below Market Rent

25-50% Profit Share

32% Unit EBITDA

7 month payback

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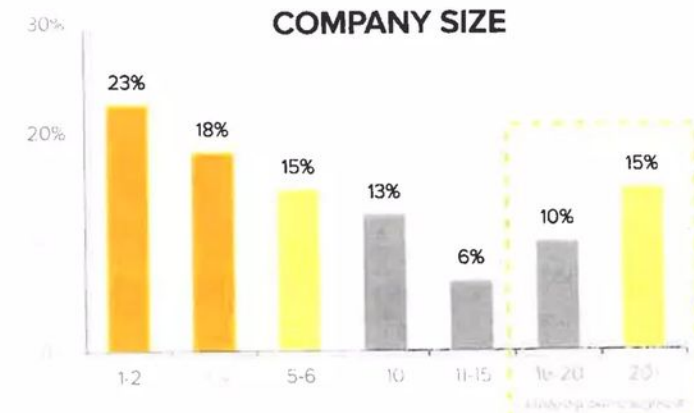
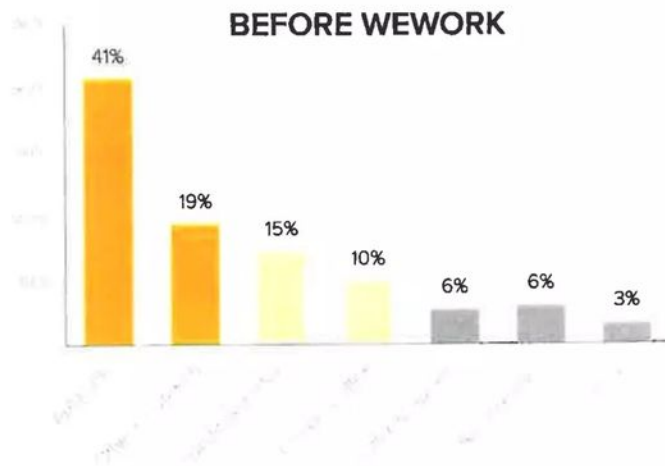
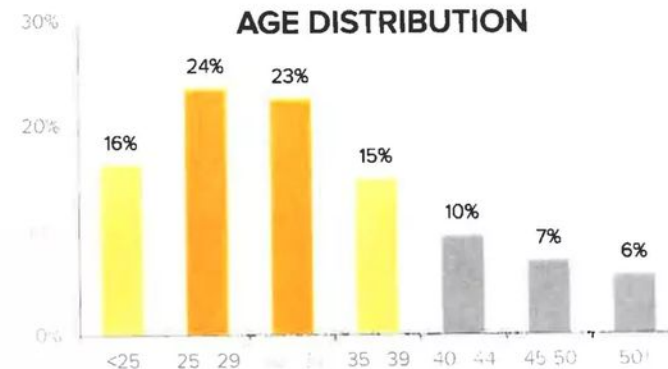
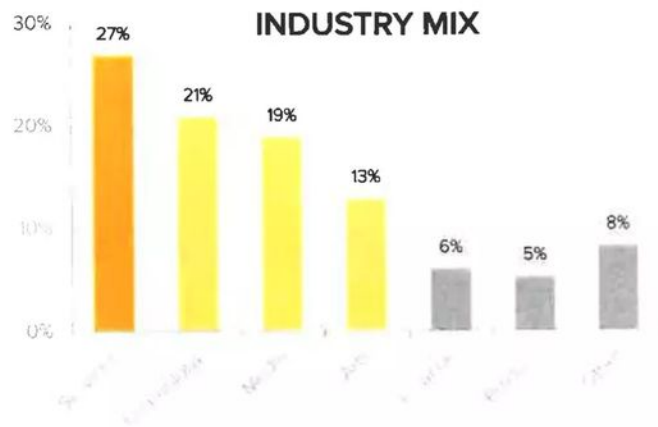
THE WEWORK OPPORTUNITY / U.S. ONLY

Employee Headcount by Company Size							Members at X% penetration			
Company Size	1-4	5-9	10-19	20-99	100-4,999 (20%)	TOTAL	Current	1%	3%	5%
							<i>As of 10/31/14</i>	<i>Members</i>	<i>Members</i>	<i>Members</i>
1 New York NY	400,460	185,173	188,230	369,036	647,773	1,790,672	9,500	17,907	53,720	89,534
2 Los Angeles CA	301,443	139,641	126,188	227,692	220,346	1,015,310	500	10,153	30,459	50,766
3 Washington DC	137,582	73,497	76,346	169,528	560,575	1,017,638	900	10,175	30,526	50,877
4 Chicago IL	145,563	74,434	74,752	148,808	381,575	826,132		8,251	24,754	41,257
5 San Francisco CA	141,495	70,011	67,847	133,994	65,415	478,762	1,200	4,788	14,363	23,938
6 Boston MA	121,842	62,875	60,030	116,777	244,988	606,512	1,500	6,085	18,195	30,326
7 Philadelphia PA	117,748	60,727	60,397	122,355	201,880	563,107		5,631	16,893	28,155
8 Dallas TX	132,945	60,816	51,205	96,896	252,433	594,295		5,943	17,829	29,715
9 Atlanta GA	126,073	63,372	53,918	97,018	211,870	552,261		5,523	16,568	27,613
10 Miami FL	122,620	60,876	41,608	67,001	189,471	481,576		4,816	14,447	24,079
11 Houston TX	112,292	50,714	43,140	78,407	301,926	586,479		5,865	17,594	29,324
12 Denver CO	100,747	45,512	36,698	67,807	177,652	428,418		4,284	12,852	21,421
13 Seattle WA	92,403	40,357	34,207	61,376	127,468	356,811	800	3,558	10,674	17,791
14 Minneapolis-St. Paul MN	71,501	35,996	33,863	69,705	40,291	251,356		2,514	7,541	12,568
15 Detroit MI	67,383	36,149	36,278	67,990	81,276	289,076		2,891	8,672	14,454
16 Phoenix AZ	81,349	32,962	28,990	54,495	110,864	308,660		3,087	9,260	15,433
17 Orlando FL	76,648	38,767	27,662	45,500	61,182	249,769		2,498	7,493	12,488
18 San Diego CA	62,207	29,305	24,700	44,609	126,776	287,597		2,876	8,628	14,380
19 Portland OR	56,797	27,272	21,247	38,675	78,540	222,531		2,225	6,676	11,127
20 Raleigh-Durham NC	44,351	21,845	19,080	36,420	60,190	181,866		1,819	5,456	9,093
21 Charlotte NC	43,262	21,826	18,337	31,075	66,960	181,460		1,815	5,444	9,073
22 Austin TX	41,772	17,786	15,567	31,289	69,085	175,499		1,755	5,265	8,775
23 Columbus OH	35,636	19,292	16,392	32,728	48,464	162,512		1,525	4,575	7,626
24 Las Vegas NV	28,049	14,292	12,585	22,873	106,228	184,027		1,840	5,521	9,201
25 New Orleans LA	29,190	13,982	11,922	22,527	42,067	119,688		1,197	3,591	5,984
Total	2,691,368	1,297,479	1,181,169	2,254,581	4,476,298	11,899,695	14,400	118,999	356,997	594,995
Annual Revenue / Member (\$650 Monthly Membership Fee)						x \$7,800	x \$7,800	x \$7,800	x \$7,800	x \$7,800
Annual Revenue						\$92,820,000,000	\$109,200,000	\$928,200,000	\$2,784,000,000	\$4,641,000,000
Annual EBITDA (40% margin)							\$43,680,000	\$371,280,000	\$1,113,840,000	\$1,856,400,000

Wework Opportunity: Low investment, high return. Wework is a leading provider of flexible workspace solutions. Wework is currently seeking qualified individuals to join its team. Wework is a leading provider of flexible workspace solutions. Wework is currently seeking qualified individuals to join its team. Wework is a leading provider of flexible workspace solutions. Wework is currently seeking qualified individuals to join its team.

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A CREATIVE MEMBERSHIP



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CONNECTED BY A SEAMLESS MOBILE EXPERIENCE

Intuitive, mobile technology is core to the WeWork experience, driving productivity and connections

WEWORK, AT YOUR FINGERTIPS...



CHECK-IN GUESTS



GRAB LUNCH



MESSAGE FELLOW MEMBERS



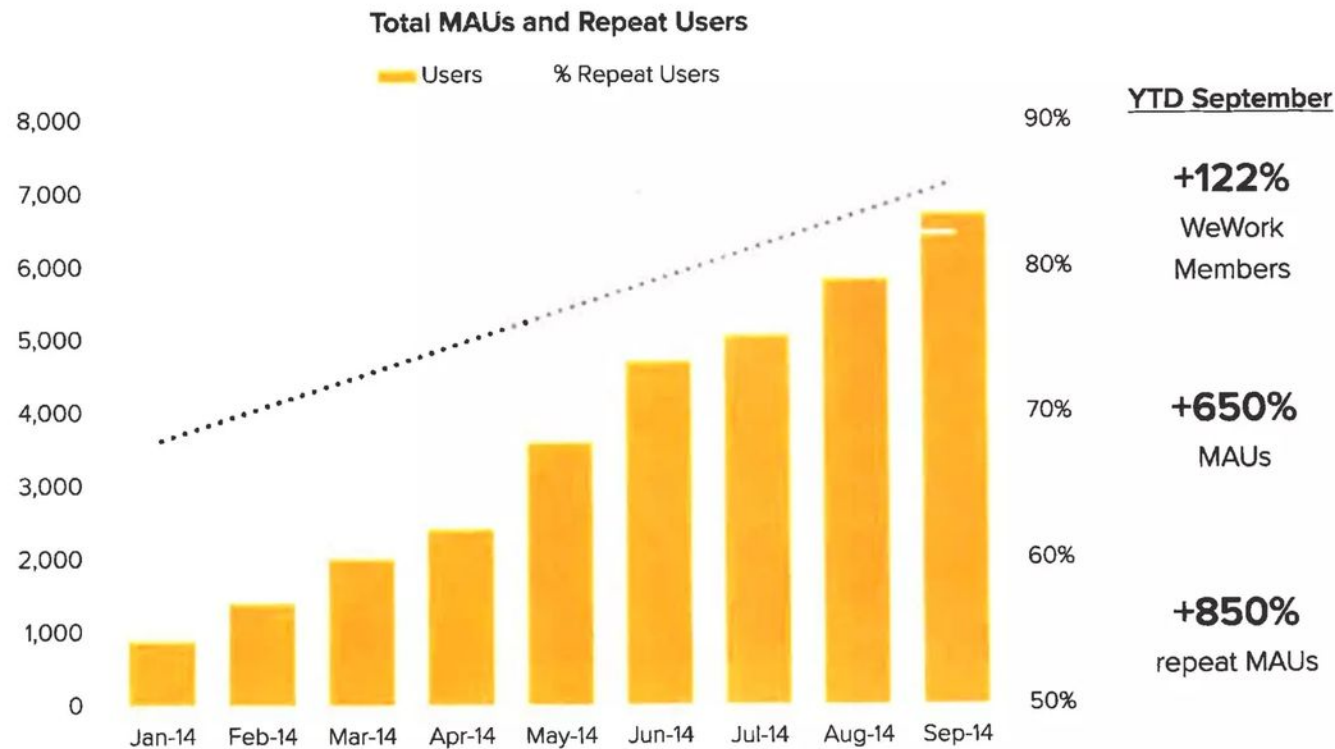
SIGN-UP FOR SERVICES



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GROWTH IN MOBILE USAGE

Mobile app usage is far outpacing member growth, and the percent of users visiting the app multiple times per month is up sharply



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UPCOMING SOCIAL INITIATIVES

New functionality coming to increase the number of social connections made across the member network

1. SUPER-FAST ROUTING & ENGAGEMENT WITH LISTINGS

- No ask goes unanswered
- Routing to people most likely to help (legal → lawyers)
- Ability to share a listing with others to get help



2. NEW "TINDER-LIKE" CONNECTIONS

- Drive discovery & connections
- Simple options: Help, Refer or Pass



3. PUBLIC PROFILES

- Drive SEO for members and WeWork
- Better promotions for members within the community and outside



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LEVERAGING SCALE TO PROVIDE VALUABLE SERVICES

As WeWork grows, its ability to curate, negotiate and deliver best-in-class services increases

PRODUCTIVITY	WELLNESS	EFFICIENCY	GROWTH
CONFERENCE 	HEALTHCARE 	EDUCATION 	FINANCIAL SERVICES 
TELEPHONE SERVICES 	FOOD & BEVERAGE 	PAYMENTS 	E-COMMERCE 
PRINTING / COPYING 	FITNESS 	LEGAL / ACCOUNTING 	CLOUD SERVICES 

Today's offering / Currently generating \$28 per member per month (4% of revenue)

New services / Phase I: Partnership agreements in place

New services / Phase II: Exploration phase

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STRONG INTEREST IN SERVICES OFFERINGS

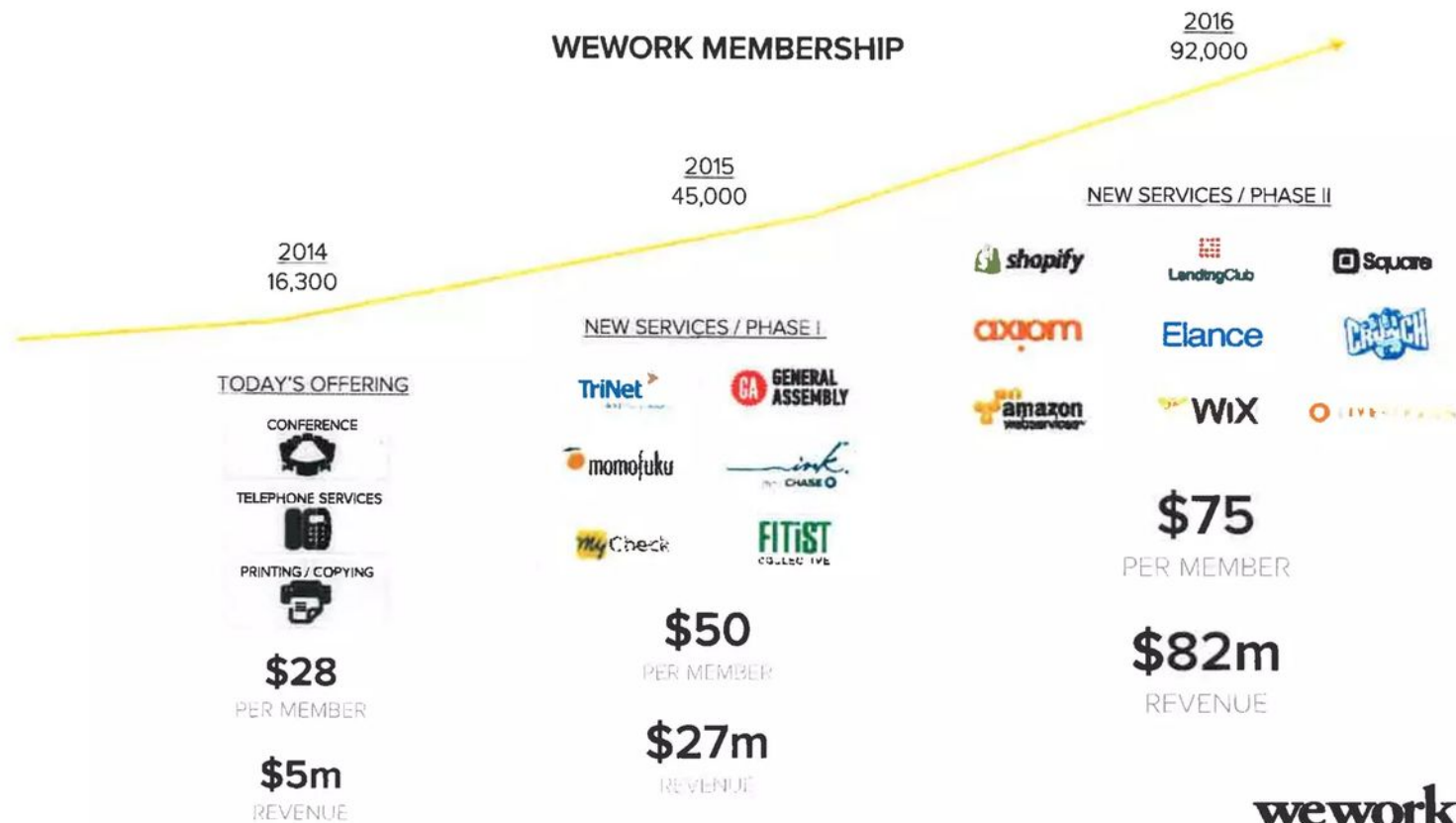
After ramping up our informational campaign in August, interest in the WeWork / TriNet healthcare offering has seen a dramatic increase



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AND MONETIZING A GROWING MEMBER BASE

By layering services on top of a rapidly growing platform, WeWork is creating an increasingly valuable product while driving meaningful revenue



EXTENDING THE OFFERING BEYOND PHYSICAL MEMBERS

The WeWork Everywhere membership offering leverages WeWork's established platform of space, community and services



SUPPORTIVE COMMUNITY

Find collaborators, mentors, investors and support via app, web, or live events



CURATED SERVICES

Curated, low-cost services driving productivity, wellness, efficiency & growth



DO I NEED HEALTH INSURANCE?

SPACE WHEN YOU NEED IT

Access to conference rooms & desks as you need, where you need them



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welive

WELIVE / REINVENTING RESIDENTIAL

The demand for Space as a Service extends to residential real estate, making WeLive a natural extension of the WeWork concept, community and brand

welive

SPACE



BEAUTIFUL. FUNCTIONAL. FLEXIBLE



COMMUNITY



CONNECTED. COLLABORATIVE. SOCIAL



SERVICES



SIMPLE. SEAMLESS. AFFORDABLE



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MAKING CITY LIFE ACCESSIBLE

In addition to substantial convenience and network value, WeWork offers meaningful financial savings compared to the alternative

ANNUAL HOUSING COST COMPARISON



NEXT GENERATION COMMUNITIES

WeWork's member base and track record have attracted substantial Landlord capital to develop mixed-use locations managed by WeWork and WeLive

CRYSTAL CITY - DC

October 2015

\$31.8mm from Vornado Realty Trust



**wework+
welive**

110 WALL ST - NYC

November 2015

\$60.4mm from Rudin Management



**wework+
welive**

wework

URBAN CAMPUSES

At the Brooklyn Navy Yard, WeWork will design, occupy and manage a large-scale urban campus, creating (and capturing) substantial real estate value

PROJECT

- 14-story, 530,000 square feet, Class A commercial office building + public space
- Q2 2016 completion

DEVELOPERS

- Boston Properties / Rudin Managements

TENANTS

- WeWork / WeWork HQ / Creative Office

ECONOMICS

- \$250 million development (funded by Developers)
- \$13.8 million up-front payment to WeWork
- \$16.2 million Landlord contribution to WeWork



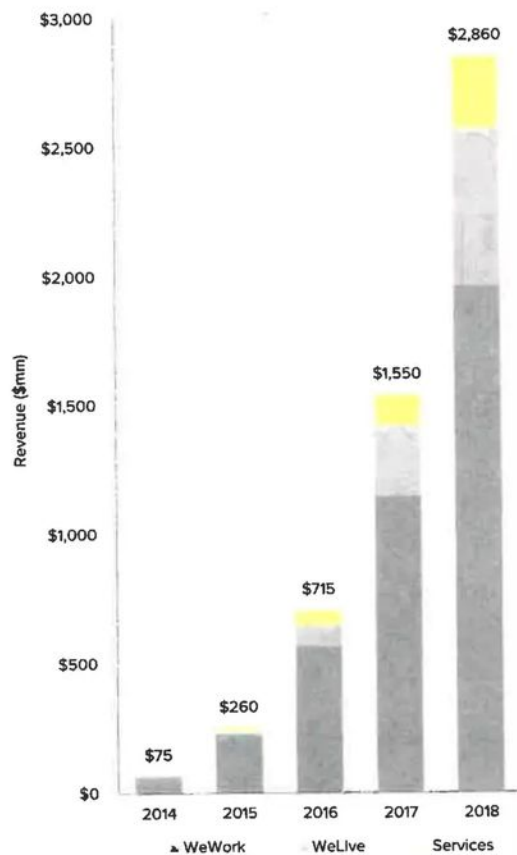
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THE WELIVE OPPORTUNITY / U.S.

													Members at X% penetration														
	Population Aged 18-39	X	% Non- Family Households	=	Non-Family Population Aged 18-39	X	% Renting	=	Non-Family Rental Population Aged 18-39	X	% College- Educated	=	College-Educated Non-Fam. Rent Pop. Aged 18-39	1%	3%	5%											
1 New York, NY	6,377,797		29.2%		1,860,988		68.1%		1,266,943		58.4%		740,276	7,403	22,208	37,014											
2 Los Angeles, CA	5,786,905		26.5%		1,532,550		66.7%		1,021,838		57.1%		583,265	5,833	17,498	29,163											
3 Chicago, IL	2,963,228		30.1%		892,275		54.8%		490,186		60.8%		298,229	2,982	8,947	14,911											
4 San Francisco, CA	2,246,114		32.4%		727,823		66.2%		482,079		69.1%		332,876	3,329	9,986	16,644											
5 Dallas, TX	2,307,299		28.2%		648,697		61.6%		400,082		58.2%		236,689	2,367	7,101	11,834											
6 Philadelphia, PA	2,332,329		29.8%		695,974		53.4%		371,797		55.9%		207,723	2,077	6,232	10,386											
7 Washington, DC	2,094,381		31.9%		667,832		54.5%		363,872		67.2%		244,376	2,444	7,331	12,219											
8 Boston, MA	1,892,192		32.0%		605,847		59.3%		359,470		64.8%		232,793	2,328	6,984	11,640											
9 Houston, TX	2,107,230		26.9%		566,658		60.7%		343,942		58.3%		193,674	1,937	5,810	9,684											
10 Atlanta, GA	2,046,073		29.3%		599,729		51.9%		310,989		59.7%		185,773	1,858	5,573	9,289											
11 Seattle, WA	1,528,477		34.0%		520,014		58.2%		302,748		68.6%		207,564	2,076	6,227	10,378											
12 Phoenix, AZ	1,550,408		31.3%		485,822		52.8%		257,241		61.0%		156,917	1,569	4,708	7,846											
13 Denver, CO	1,334,697		34.4%		459,690		54.9%		252,413		67.4%		170,227	1,702	5,107	8,511											
14 San Diego, CA	1,086,932		30.8%		335,276		66.0%		221,156		66.1%		146,162	1,462	4,385	7,308											
15 Miami-Ft. Lauderdale, FL	1,345,700		29.9%		402,536		53.8%		216,590		53.3%		115,399	1,154	3,462	5,770											
16 Minneapolis-St. Paul, MN	1,352,840		31.3%		423,727		48.3%		204,508		65.8%		134,464	1,345	4,034	6,723											
17 Detroit, MI	1,336,178		30.6%		408,969		48.0%		196,426		60.7%		119,270	1,193	3,578	5,963											
18 Sacramento, CA	1,234,595		26.9%		331,813		57.1%		189,426		60.1%		113,921	1,139	3,418	5,696											
19 Tampa, FL	1,139,480		33.1%		376,764		49.8%		187,595		54.6%		102,333	1,023	3,070	5,117											
20 Portland, OR	963,451		32.1%		309,351		58.4%		180,541		64.3%		116,034	1,160	3,481	5,802											
21 Cleveland, OH	1,006,735		31.6%		318,290		53.2%		168,188		53.7%		90,864	909	2,726	4,543											
22 Orlando, FL	1,078,074		30.6%		328,686		50.6%		166,872		57.0%		95,134	951	2,854	4,757											
23 Austin, TX	710,120		35.7%		253,568		64.7%		164,124		66.9%		109,832	1,098	3,295	5,482											
24 Raleigh-Durham, NC	947,424		30.1%		284,750		56.2%		160,078		61.8%		98,848	988	2,965	4,942											
25 Indianapolis, IN	882,518		31.0%		273,173		54.4%		148,541		53.9%		80,078	801	2,402	4,004											
Total	47,660,967				14,312,831				8,426,624				5,112,709	51,127	153,381	255,635											
Annual Revenue / Member (\$1,800 Monthly Membership Fee)													x \$21,600			x \$21,600			x \$21,600			x \$21,600					
Annual Revenue																\$110,160,000,000			\$2,160,000,000			\$4,320,000,000			\$8,480,000,000		
Annual EBITDA (40% margin)																\$864,000,000			\$1,728,000,000			\$2,592,000,000					

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FIVE-YEAR FORECAST



KEY ASSUMPTIONS

Members

WeWork
WeLive
WeWork Everywhere

Membership Fee / Member / Month

WeWork
WeLive
WeWork Everywhere

Services Revenue / Member / Month

WeWork
WeLive
WeWork Everywhere

INCOME STATEMENT (\$MM)

WeWork Membership Fees
WeLive Membership Fees
WeWork Everywhere Membership Fees
Services

Total Revenue

% growth

Run-Rate Revenue (December)

Rent Expense
Unit OpEx & Payroll
Occupancy & Infrastructure

Corporate Payroll
Marketing
Other General & Administrative
Total General & Administrative

EBITDA

% margin

Run-Rate EBITDA (December)

% Run-Rate margin

Ending Cash

	2014	2015	2016	2017	2018
Members					
WeWork	16,279	45,352	91,795	167,500	260,000
WeLive	-	962	6,500	16,800	34,000
WeWork Everywhere	-	-	-	-	-
Membership Fee / Member / Month					
WeWork	\$578	\$625	\$688	\$739	\$767
WeLive	-	1,786	1,856	1,930	1,988
WeWork Everywhere	-	-	-	-	-
Services Revenue / Member / Month					
WeWork	\$28	\$50	\$75	\$75	\$100
WeLive	-	50	75	100	100
WeWork Everywhere	-	-	-	-	-
INCOME STATEMENT (\$MM)					
WeWork Membership Fees	\$70	\$231	\$567	\$1,149	\$1,967
WeLive Membership Fees	-	10	83	270	606
WeWork Everywhere Membership Fees	-	-	-	-	-
Services	5	19	65	131	287
Total Revenue	\$75	\$260	\$715	\$1,550	\$2,860
% growth		249%	175%	117%	85%
Run-Rate Revenue (December)	\$121	\$417	\$1,039	\$2,132	\$3,685
Rent Expense	19	94	252	569	1,064
Unit OpEx & Payroll	16	51	129	279	508
Occupancy & Infrastructure	\$35	\$145	\$381	\$848	\$1,572
Corporate Payroll	13	21	33	48	66
Marketing	3	6	7	16	30
Other General & Administrative	9	24	56	95	159
Total General & Administrative	\$25	\$51	\$97	\$159	\$255
EBITDA	\$14	\$64	\$237	\$542	\$1,034
% margin	19%	25%	33%	35%	36%
Run-Rate EBITDA (December)	\$38	\$121	\$354	\$758	\$1,314
% Run-Rate margin	31%	29%	34%	36%	36%
Ending Cash	\$50	\$45	\$55	\$108	\$286

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LEADERSHIP & VISION



ADAM NEUMANN

Co-Founder & Chief Executive Officer

Past experience:

- Co-Founder of Egg Baby, Green Desk, Big Tent
- Entrepreneur & investor



MICHAEL GROSS

Chief Financial Officer

Past experience:

- CEO of Morgans Hotel Group
- Investor with The Yucaipa Companies and SAC Capital Advisors



KAKUL SRIVASTAVA

Chief Product Officer

Past experience:

- GM (Flickr) and VP Comms, Yahoo!
- Founder and CEO, Tomfoolery



MIGUEL MCKELVEY

Co-Founder & Chief Creative Officer

Past experience:

- Co-Founder of Green Desk, Versatation, Baby!
- Led American Apparel design framework; oversaw rollout of 170 stores



KIRSTEN NEVILL-MANNING

Chief People Officer

Past experience:

- Director, People Operations, Google
- Manager, People Operations, Facebook



LEW FRANKFORT

Advisor

Past experience:

- Executive Chairman & CEO, Coach, Inc.

BOARD OF DIRECTORS

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