

Russians Close In on Ukrainian Capital



A military base hit by a missile burned in Brovary, Ukraine, on the outskirts of Kyiv on Thursday as Russia stepped up its attack with airstrikes on dozens of cities.

Putin says he aims to oust leadership in Kyiv as attack draws new punishment from West

KYIV, Ukraine—Russian forces renewed bombing Ukraine in the early hours of Friday morning, with central Kyiv rocked by explosions, af-

By Yaroslav Trofimov, Alan Cullison, Brett Forrest and Ann M. Simmons

ter President Vladimir Putin ordered an offensive that he said was aimed at toppling the government.

Kyiv Mayor Vitali Klitschko said that three people had been injured, one of them critically, when a rocket fragment hit a residential building in the city, according to Ukrainian news outlet Liga.net. The building is on fire and might fall, Mr. Klitschko said.

“Horrible Russian rocket strikes on Kyiv. Last time our capital experienced anything Please turn to page A10

Invasion Presents Big Risks For Putin

By ANN M. SIMMONS AND MATTHEW LUXMOORE

MOSCOW—Russia’s invasion of Ukraine is President Vladimir Putin’s boldest move yet in his two-decade-long campaign to reassert Russia’s place in the world and redeem the humiliation of the fall of the Soviet Union.

ANALYSIS It is an extraordinary gamble.

In invading his smaller neighbor, Mr. Putin now faces a breakdown in Moscow’s ties with the West, which will slap sanctions on Russia aimed at inflicting deep pain on its economy.

Members of the North Atlantic Treaty Organization, which have sent fresh military equipment and forces to its eastern members in recent weeks, have found new unity in deterring Russia.

“He’s prioritized his own obsession over Russia’s interests,” said Kadri Liik, a senior policy fellow at the European Council on Foreign Relations. “But he risks Russia’s economic development, Russia’s global position and also Russia’s internal stability in order to get hold of Ukraine.”

Please turn to page A9



A man sat outside his bombed building in a town in eastern Ukraine on Thursday.

As Missiles Fly Overhead, Fear and Rage Intertwine

By JAMES MARSON

Five Russian attack helicopters thundered over the modest house Lyudmyla and her husband, Andriy, two doctors, built on the outskirts of the Ukrainian capital, and opened fire on a nearby military airfield.

As Ukrainian forces fought back, Lyudmyla and her 81-year-old father scurried into the cellar. “It’s a peaceful village. We lived here for years, and no one bothered us. Then

that bastard Putin came. He can burn in hell,” said Lyudmyla, who declined to give her and her husband’s last names.

Across Ukraine on Thursday, people faced a new kind of war—different from the conflict that President Vladimir Putin of Russia has waged against their country for the past eight years. That had been confined to the east of the country, where Russian-armed proxies took potshots with sniper rifles and

mortars at Ukrainian troops, and Russia insisted it wasn’t party to the conflict.

But a new chapter opened Thursday, as a large-scale conventional military offensive began with air and missile strikes overnight, from the contested east to airfields and army bases dozens of miles from the country’s western border with Poland. The assaults took aim at military infrastructure, but they sent civilians diving for base-

Please turn to page A7

West Imposes Stiffer Sanctions

By IAN TALLEY AND MAX COLCHESTER

The U.S. imposed new sanctions on Russia’s biggest banks and the country’s elites after Moscow’s attack on Ukraine, while the U.K. rolled out a broad flurry of new restrictions aimed at Russian money in London and European Union leaders approved their own package of stiffer measures.

“[Russian President Vladimir] Putin’s aggression in Ukraine will end up costing Russia dearly, economically and strategically,” President

Biden said in outlining the new measures. “We will make sure that Putin will be a pariah on the international stage.”

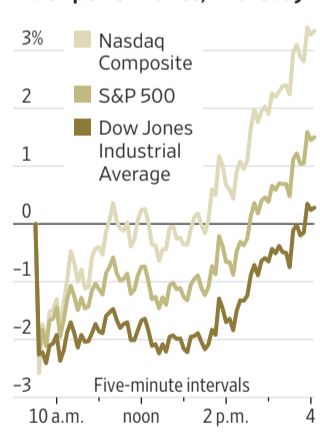
The U.S. Treasury said shortly after Mr. Biden’s comments that it was imposing sanctions on almost 90 Russian financial institutions, including big lenders VTB and Sberbank, representing more than 80% of the banking sector.

Reflecting a shift in sentiment in some capitals about how hard to hit Mr. Putin, an option once considered too extreme by much of the West took

Please turn to page A4

Stocks, Commodities Gyrate After Moscow Begins Attack

Index performance, Thursday



Source: FactSet

U.S. stocks fluctuated wildly Thursday, starting the day with a sharp drop and then recovering as investors piled into growth and technology stocks

By Hardika Singh, Anna Hirtenstein and Caitlin Ostroff

in the wake of Russia’s invasion of Ukraine.

Stocks fell in the aftermath of the attacks on cities across Ukraine, while oil, gold and government bonds rose. Investor optimism grew, however, after President Biden in an af-

Please turn to page A6

- Gerald F. Seib: Shocks rattle world order **A4**
- Companies close Ukraine offices, factories **A5**
- Crude prices top \$100 level **A6**
- Ruble, Russian stocks drop on sanctions **A6**
- China walks diplomatic fine line **A8**
- Eastern Europe faces military reckoning **A9**
- James Mackintosh: Lessons for investors **B1**

What’s News

World-Wide

Russian armored columns pushed into Ukraine and airstrikes hit dozens of cities on Thursday after Putin ordered an offensive that he said was aimed at toppling the government in Kyiv, drawing condemnation and new sanctions from the West. Russian forces renewed bombing Ukraine in the early hours of Friday morning. **A1, A4-10**

A federal jury found three former Minneapolis police officers guilty of violating George Floyd’s civil rights, ending another chapter in a 2020 case that launched a summer of unrest and a national discussion over race and policing. **A3**

Federal officials plan to release new Covid-19 guidelines that lay out a new approach for preventing spread of the disease over the longer term, an official said. **A2**

Rising prices and snarled supply chains are poised to blunt the impact of the \$1 trillion infrastructure law Congress passed with bipartisan support last year. **A3**

The Biden administration outlined measures that the federal government can take to address supply-chain weaknesses. **A3**

Some prominent border aid groups are refusing the federal government’s requests to provide legal representation to people in the Remain in Mexico program, in what they say is an effort to pressure the administration to end it permanently. **A3**

CONTENTS Markets..... B11
Arts in Review..... A12-13
Business News..... B3-10
Capital Journal..... A4
Crossword..... A13
Heard on Street..... B12
Mansion..... M1-12
Opinion..... A15-17
Sports..... A14
U.S. News..... A2-3
Technology..... B4
Weather..... A13
World News..... A4-11

Business & Finance

U.S. stocks fluctuated wildly, starting the day with a sharp drop and then recovering in the wake of Russia’s invasion of Ukraine. The S&P 500, Nasdaq and Dow ended the session up 1.5%, 3.3% and 0.3%, respectively. Russia’s stock market and currency took historic blows. **A1, A6**

A global oil benchmark surged above \$100 a barrel for the first time since 2014, and prices for natural gas, metals and grains vaulted higher. **A6**

The Justice Department filed an antitrust lawsuit challenging UnitedHealth’s \$13 billion acquisition of health-technology company Change Healthcare. **A1**

The SEC is investigating whether recent stock sales by Tesla CEO Elon Musk and his brother Kimbal Musk violated insider-trading rules. **B1**

Healthcare Trust of America is in advanced talks to combine with smaller rival Healthcare Realty Trust in a deal that could create a company worth more than \$10 billion. **B1**

Alibaba posted its slowest growth in quarterly revenue since it went public in 2014 and said it would focus on retaining users on its platforms rather than pursuing user expansion. **B1**

Citadel is further paring back its \$2 billion investment in hedge fund Melvin Capital Management. **B3**

Carvana said it would buy used-car auction business ADESA U.S. for \$2.2 billion. **B3**



U.S. Files Suit to Block UnitedHealth Deal

By ANNA WILDE MATHEWS AND BRENT KENDALL

WASHINGTON—The Justice Department filed an antitrust lawsuit Thursday challenging UnitedHealth Group Inc.’s \$13 billion acquisition of health-technology firm Change Healthcare Inc., arguing the tie-up would unlawfully reduce competition in markets for commercial insurance and the processing of claims.

The deal, announced in January 2021, sought to bring a major provider of healthcare clinical and financial services, including the handling of claims, under UnitedHealth’s Optum health-services arm.

The Justice Department filed its lawsuit in federal court in Washington, saying Change provided key industry technologies that are relied upon by UnitedHealth’s health-insurance rivals, making it a hub for competitively sensitive information. If the deal were allowed, UnitedHealth would have access to data that it could potentially use for its own benefit, at the expense of other insurers, the department alleged.

The department also argued the deal would reduce head-to-head competition in the businesses of insurance claims transmission and review because UnitedHealth competes with Change in those areas.

“The proposed transaction threatens an inflection point in the healthcare industry by giving United control of a critical data highway through which about half of all Americans’ health insurance claims pass each year,” Doha Mekki, a top lawyer in the department’s antitrust division, said in a statement.

The states of Minnesota and New York also joined the suit as plaintiffs.

The lawsuit comes at a time of aggressive antitrust enforcement by the Biden administration. Please turn to page A2

U.S. NEWS

Three Former Minneapolis Officers Guilty

By JOE BARRETT

ST. PAUL, Minn.—A federal jury found three former Minneapolis police officers guilty of violating George Floyd's civil rights, ending another chapter in a 2020 case that launched a summer of unrest and a national discussion over race and policing.

Former officers Tou Thao, J. Alexander Kueng and Thomas Lane were convicted of showing deliberate indifference to Mr. Floyd's serious medical need as he lay handcuffed and face down in the street with former officer Derek Chauvin kneeling on his neck and back for more than nine minutes. Mr. Thao and Mr. Kueng were also convicted of willfully failing to intervene to stop Mr. Chauvin from using unreasonable force.

The jury rendered its verdict Thursday afternoon, after having deliberated for around 13 hours.

The jury found that the former officers' actions led to Mr. Floyd's death, which will be a factor in their sentencing. Acting U.S. Attorney Charles J. Kovats declined to say how long of a sentence his office would seek.

The judge released the former officers on their current bond. A date for sentencing hasn't yet been set.

Lawyers for all three men



Former police officers Thomas Lane, J. Alexander Kueng and Tou Thao were read the verdict Thursday in the case stemming from the murder of George Floyd.

left the building without speaking to the media.

"Today's verdict recognizes that two police officers violated the Constitution by failing to intervene to stop another officer from killing George Floyd," U.S. Attorney General Merrick Garland said, in a statement. "The Justice Department will continue to seek accountability for law enforcement officers whose actions, or failure to act, violate their constitutional duty to protect the civil rights of our citizens."

"We'll take this small victory and smile about it and be happy, but deep down we're still hurting," said Mr. Floyd's nephew, Brandon Williams.

Mr. Chauvin was found guilty of second-degree murder last April and sentenced to 22½ years in prison. He pleaded guilty in January to violating Mr. Floyd's civil rights and is awaiting sentencing in that case. The government is asking for 25 years.

Mr. Thao, an eight-year veteran of the police force, testified that he assumed that the

other officers were monitoring Mr. Floyd's medical condition.

Mr. Kueng said Mr. Chauvin was his former training officer and that he trusted his judgment, while Mr. Lane testified that he didn't realize how serious Mr. Floyd's condition was until paramedics turned him over and he saw his face.

Prosecutors said in their closing arguments that the three men knew Mr. Floyd was having a medical crisis and "chose to do nothing."

Messrs. Kueng and Lane, who had each become full-

fledged officers only a few days before, responded to a call that someone had passed a fake \$20 bill in a local food store. Mr. Floyd appeared to be under the influence of drugs, they testified, and became very upset and resisted when they attempted to put him into a squad car.

All three former officers testified that they believed Mr. Floyd was experiencing excited delirium, a controversial diagnosis in which the subject behaves erratically and sometimes shows unusual strength.

When Messrs. Chauvin and Thao arrived, Mr. Chauvin directed the others to put Mr. Floyd face down on the street, placing his knee on Mr. Floyd's neck and back, according to video presented at trial.

Mr. Floyd at first told the officers that he couldn't breathe, but slowly lost the ability to speak, stopped moving and eventually the officers couldn't find a pulse.

Mr. Lane twice asked whether they should turn Mr. Floyd over, but Mr. Chauvin said no.

Higher Prices Limit Impact of Infrastructure Measure

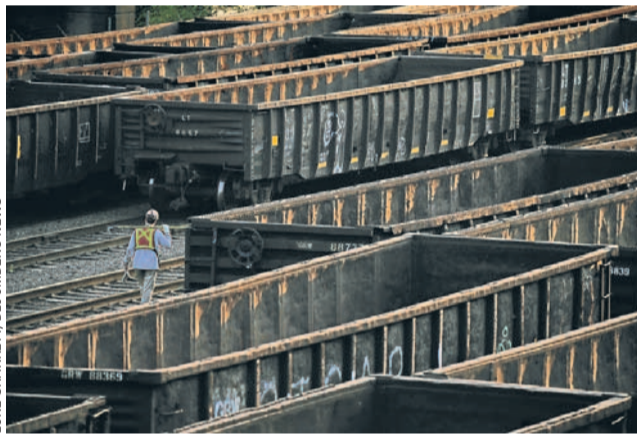
By ANDREW DUEHREN

Rising prices and snarled supply chains are poised to blunt the impact of the \$1 trillion infrastructure law Congress passed with bipartisan support last year.

How many roads, bridges, railways, fiber optic lines and other types of infrastructure the U.S. can build or fix under the law—a central accomplishment of President Biden's that experts say is a generational investment—will largely hinge on the extent of increases in everything from the cost of diesel fuel to workers' wages.

Elevated costs for materials and labor are already pushing contractors to charge more for construction projects, government data show, increases that economists and industry officials say could reduce the number of infrastructure projects the new federal money can finance. State and local officials facing higher prices may give priority to easier, less ambitious projects, and some worry that a rush of government spending could exacerbate inflation in the industry.

"As the cost of materials for these projects goes up, there are going to be fewer projects that you're able to do," said Jim Tymon, executive director



A rail yard at a steel mill in Braddock, Pa. The cost of construction projects for the government rose 13% in January from a year earlier.

of the American Association of State Highway and Transportation Officials.

The cost of construction projects for government rose 13% in January compared with a year earlier, according to supplier price information released by the Labor Department last week. The producer-price index also showed input prices for construction of highways and streets was up 20% from a year earlier, with steel mill products and plastic construction products up 113% and 35%, respectively, over a year. The price of gasoline and diesel fuel are each up more than 50%. Those cost in-

creases well outpace consumer inflation, which advanced 7.5% in the past year, the fastest rate in four decades.

"The hit to the infrastructure world is even greater than it is to the broader economy," said Rick Geddes, founding director of Cornell University's Program in Infrastructure Policy.

While experts expect that prices for construction materials will eventually moderate, wage gains could prove more enduring.

Average hourly wages in the construction industry rose roughly 5% in January compared with a year earlier, according to Labor Department

U.S. Proposes Ideas For Supply Chain

The Biden administration on Thursday outlined dozens of measures the federal government can take to strengthen freight transportation and infrastructure following almost two years of supply-chain turmoil that has frustrated American businesses and helped fuel inflation.

The recommendations from the U.S. Department of Trans-

portation are included in one of seven reports published by government agencies in response to an executive order President Biden signed in February 2021 to address supply-chain weaknesses, from shortfalls of critical components like semiconductors to port congestion that has delayed deliveries of billions of dollars' worth of retail merchandise.

The administration report identifies near-, medium- and long-term policies aimed at improving the flow of goods from ports to distribution facilities

and delivery to homes. They range from investing in port infrastructure and roads to working more closely with local governments and private companies such as shipping and logistics firms, importers and exporters.

Some of the goals require legislative changes, such as a proposal to eliminate a law that exempts trucking companies from paying overtime to drivers. Others require broad changes in the global maritime industry.

—Paul Berger

sociated General Contractors of America, said greater flexibility and rising wages at other jobs may limit the draw of new workers into the construction jobs, where workers need to be on site. "I'm worried that the situation is not going to get better, it is only to get worse," he said.

Gordon Lansford, chief executive of J.E. Dunn Construction Co., based in Kansas City, Mo., said the company recently aimed to staff a hospital construction project with 400 workers, but was able to hire only 300. "It slows the pace of the project or requires overtime work, which obviously

costs more and drives the cost of the project up," he said.

Of the roughly \$1 trillion in spending authorized by the law, roughly \$550 billion is above previously projected federal investments in infrastructure. Mr. Biden signed the bill into law in November, but much of that money is still tied up in Washington and is set to be spent over five years.

The higher prices may affect the decisions state and local governments make. If prices continue to rise, officials may prefer projects with shorter timelines or projects that rely less on volatile commodities such as steel.

Aid Groups Boycott Migrant Program

By ALICIA A. CALDWELL AND MICHELLE HACKMAN

EL PASO, Texas—Some prominent border aid groups are refusing the federal government's requests to provide legal representation to people in the program known as Remain in Mexico, in what they say is an effort to pressure the Biden administration to end it permanently.

The administration recently restarted the program as required by a court order after stopping it last winter. The program, officially called Migrant Protection Protocols, sends migrants who illegally enter the U.S. to Mexico to wait until their requests for asylum are resolved in U.S. courts.

Aid groups gave legal help to roughly 4,000 of about 70,000 people put into the program during the Trump administration, according to data from the Transactional Records Access Clearinghouse at Syracuse University. About 1% of MPP participants whose cases were decided before the pandemic began won asylum or other legal protection.

The Biden administration, which has said it would try to end MPP, said it would try to offer participants safer living conditions and more legal assistance. It has pressed the aid groups to continue offering assistance in U.S. legal proceed-

ings that can be daunting for migrants.

Aid groups said they didn't want their involvement to be seen as a tacit endorsement of the program. The aid groups say MPP puts asylum seekers in danger by sending them to high-crime border cities.

"There is no way to make putting someone at risk of kidnapping and murder kinder and gentler," said Hollie Webb, an attorney with Al Otro Lado, one of the groups that has stopped representing migrants in MPP.

Aid groups also say northern Mexico has grown too unsafe to send attorneys to. Human-rights organizations have reported hundreds of instances of kidnappings, rape and other violent crimes against migrants sent back to Mexico, who frequently must pass through territory controlled by drug cartels each time they want to come to a U.S. crossing for a court date.

Border Patrol agents made about 1.9 million arrests of people trying to illegally enter the U.S. in 2021, a record that reflects a continuing upsurge in attempted crossings from Mexico. A little over 1 million were sent back to Mexico or their home countries under a public-health law first implemented at the border by the Trump administration at the beginning of the pandemic.

THE ULTIMATE DIAMONDS GOLCONDA DIAMOND EARRINGS

Perfect color. Flawless clarity. Unrivaled beauty.

A matched set of incredibly rare Golconda diamonds weighing 7.10 and 7.21 carats dazzle in these extraordinary drop earrings. Internally flawless and VVS1 clarity respectively, both stones are GIA-certified as Type IIa, meaning that they contain no trace of nitrogen, the element that gives diamonds color, making them a full two shades whiter than the whitest D-color diamond. Known as the "Ultimate Diamond," Golcondas are the purest of all diamonds.

Set in platinum with diamond accents.
1½" length. #31-4915



Scan to watch a video of these earrings.



M.S. Rau
FINE ART • ANTIQUES • JEWELS

622 Royal Street, New Orleans, LA • 877-677-2801 • ws@rauantiques.com • msrau.com

Since 1912, M.S. Rau has specialized in the world's finest art, antiques and jewelry. Backed by our unprecedented 125% Guarantee, we stand behind each and every piece.

THE UKRAINE CRISIS

Shocks From Invasion Rattle World Order



By Gerald F. Seib

Russia's military incursion deeper into Ukraine is one of those rare events that won't merely affect the world. It will change the world.

By moving further into a sovereign state to bring it under his thumb, Russian President Vladimir Putin has shattered the security architecture that has prevailed in Europe since the end of the Cold War, and no one knows what will take its place.

The ability of the U.S. to do what three consecutive presidents have pledged to do—clear away other international entanglements to focus on competition with China—has been undercut again. Military expenditures will likely increase in the West. Economic globalization will be set back.

Meanwhile, fissures that have been lying just beneath the surface in American politics, separating internationalists and neo-isolationists, are becoming more visible, particularly in the Republican Party.

Those are just some of the ripple effects. Like the 9/11 terrorist attacks, the onset of what could become the largest ground warfare in Europe since World War II marks such a departure from the norm that some of its conse-



Russian military vehicles seen on Ukrainian CCTV cross a border checkpoint in Crimea on Thursday.

quences are impossible to know for sure, and some figures to play out in unexpected ways for years to come.

Two effects already seem certain. First, Russia has dramatically accelerated Mr. Putin's long-promised effort to regain some of the influence and territory that the former Soviet Union either owned outright or effectively controlled. That goal alone will affect the psychology of more than a dozen countries scattered across the new, post-Soviet map of Europe. Governments in Poland, Lithuania, Latvia and Estonia will worry they are next on Mr. Putin's list of nearby states to destabilize.

The second effect is that the Western alliance generally, and the North Atlantic Treaty

Organization specifically, have been newly united and galvanized.

That unity will be tested by the stresses and strains of the weeks and months ahead. If it endures, senior U.S. officials believe, this renewed Western resolve could turn the Ukraine adventure into a giant strategic blunder by Mr. Putin. The depth and durability of the West's cohesion are set to be tested above all in Germany, which has sometimes appeared ambivalent about confronting Mr. Putin.

Still, one force pulling Germany away from Russia also has emerged in recent weeks: American liquefied-natural-gas exports have begun to fill the gap left by declining Russian exports, suggesting the possibility of a new energy relationship with European

allies.

A key question is whether efforts now under way to isolate Moscow with economic sanctions will drive Russia closer to China in a meaningful way. Those two nations share an interest in building defenses against economic pressures the U.S. can exert as the most powerful force in the current version of the international economy.

The most immediate help China can give Russia is simple relief from the sanctions imposed on Moscow, which are now set to expand and deepen. China and Russia share a motivation to work together to build a kind of parallel international financial system apart from the dollar-denominated, American-dominated one that currently exists. Dreaming of

such an outcome and achieving it are two different things, but the dream might have new resonance.

Still, China has other interests in its relationship with the U.S. and doesn't seem interested in seriously breaking ties, which could limit Sino-Russian cooperation. Those competing interests might explain Beijing's awkward reaction so far, in which it has refrained from endorsing Moscow's move but has talked vaguely about respecting "relevant countries' legitimate security concerns" in Ukraine.

Farther afield, the rumbles from Ukraine could affect such seemingly unrelated matters as the Biden administration's effort to strike a new agreement with Tehran over its nuclear program. If some Rus-

sian energy supplies now are cut off from world markets, a pact that opens the spigots wider for Iranian oil could provide important relief. Negotiators already were sounding more optimistic about a deal; their efforts now have new impetus.

More darkly, some officials worry North Korea could seek to take advantage of the Ukraine situation to ramp up its own nuclear-weapons and missile activities.

The impacts of the crisis are being felt at home as well as abroad. Ukraine is renewing the uneasy debate between those who favor an active global role for the U.S.—fearing that America's interests everywhere will be harmed irreparably if dictators are allowed to exert their will by force—and others who argue the U.S. should pull back from international responsibilities to focus on the home front.

This is a classic divide in American politics, recently encapsulated by former President Donald Trump's "America First" arguments. Now that impulse is perhaps best illustrated by Ohio GOP Senate candidate J.D. Vance, who has declared that "the Russia-Ukraine border dispute has nothing to do with our national security" and that "our idiot leaders" are letting it distract from problems at home.

That brought a prompt reply from one of his Republican primary rivals, Jane Timken, who also describes herself as aligned with Mr. Trump but tweeted that Americans "believe in strength from their leaders, not indifference."

Sanctions From West Increase

Continued from Page One center stage on Thursday. U.K. Prime Minister Boris Johnson said he would lobby other rich nations to block Russia from an international payments network called Swift—a move many other leaders, including in Germany and Italy, argue could be too unpredictable.

He joined a small but growing group of European nations—and some influential members of Congress—pushing such a move. Mr. Biden said on Thursday the option isn't currently among moves the U.S. is considering, citing opposition from some countries in Europe.

"The sanctions that we have imposed on all their banks are of equal consequence, maybe more consequence, than Swift, number one," he said. "Number two, it is always an option, but right now that is not the position that the rest of Europe wants to take."

Mr. Johnson, speaking at a virtual meeting of leaders from the Group of Seven largest economies, joined a chorus of other senior officials in calling for Russia to be blocked from Swift, including Ukraine's top officials, the foreign ministers of Estonia, Latvia and Lithuania, and senior U.S. lawmakers.

Meanwhile, the European Union is expected to sign off on sanctions on Friday that will cut 70% of Russia's banking system off from international financial markets and will place limits on the amount of money Russian elites can hold in the EU, European Commission Ursula von der Leyen said.

The Biden administration has said that while it isn't something it planned to push, the Swift option is still in its arsenal of possible moves. EU officials have described it as a last-resort measure. "It would be a huge political lift and have massive ripples," one U.S. official familiar with the administration's thinking said.

Risky move

The threat of the action is intended to bolster the allies' diplomatic leverage, but some former U.S. Treasury officials said there are a number of reasons why the West is unlikely to press for it.

Chief among them is the potential economic blowback, not

just in Europe, but also for the global economy. Cutting off the banking system isn't just about prohibiting cross-border financial transactions: It can essentially sever the entire economy. At an estimated \$1.7 trillion last year, Russia's gross domestic product makes it the 12th-largest economy in the world. Even if the global economy wasn't hobbled by a two-plus-year pandemic, rising inflation, supply-chain disruptions and escalating East-West political tensions, losing 2% of global GDP, and hitting one of the world's top oil exporters, could inflict severe damage to the rest of world.

Some former Treasury officials said cutting Russia off from Swift would likely significantly hit Russia's economy, but also severely harm Western business interests and encourage a shift away from dollar-denominated transactions and Western financial markets. Some economists said China would be a key beneficiary.

Eswar Prasad, the International Monetary Fund's former top China economist, now a professor of trade policy at Cornell University, said any major financial sanctions would facilitate trade with the world's second-largest economy and erode the dollar-dominated global financial system.

Russia and China have been trying to establish their own payment systems as an alternative to the Western-established Swift. While Moscow's version hasn't seen much adoption by banks, Mr. Prasad said, China's Cross-Border Inter-Bank Payments System will allow the neighboring powers to bypass the Swift system.

That is one of the concerns held by major U.S. banks, whose officials have discussed the matter with the U.S. Treasury Department, a person familiar with the matter said.

Transactions through the Chinese payments system hinder the ability of the U.S. and its allies to monitor transactions, and so therefore disrupt them. And it also reduces the need for dollars, he said.

Another reason to avoid using Swift as part of its economic warfare is because there are other weapons that create similar pressure, but with far more flexibility for policy makers.

The so-called blocking sanctions the U.S. and its allies are applying against Russia's largest banks cuts those institutions off from the global financial system. By selecting banks, however, the West has much better control of the flow of international finance, raising or lowering the pres-



Russian rockets targeted Kyiv on Thursday, as many residents sought to leave the capital.

U.S. Limits Russia's Access to Chips

The U.S. Commerce Department unveiled a set of sweeping export controls targeting Russia's defense, aerospace and maritime industries—part of a package of punitive economic measures the Biden administration is imposing over Ukraine.

The restrictions on goods destined for Russia, which took effect Thursday, apply to technology such as semiconductors, computers, telecommunications, information security equipment, lasers and sensors, and cover items produced in the U.S. as well as foreign items made using U.S. equipment, software and blueprints, the department said.

U.S. officials said they are

also restricting exports to 49 additional Russian military entities. U.S. officials estimate these export controls imposed by the U.S. and its partners would cut off more than half Russia's high-tech imports, President Biden said. The measures will hurt Russia's military modernization efforts, degrade its aerospace industry, including its space program, and harm its ability to build ships, he said.

The export restrictions reflect "momentous cooperation" among the U.S. and its partners in the European Union, Japan, Australia, the U.K., Canada and New Zealand, which have announced plans for similar restrictions, the Commerce Department said. More countries are expected to join the effort.

The restrictions on foreign-made items produced with

American technology and other intellectual property applies a tactic the U.S. used to batter Chinese telecommunications networking equipment maker Huawei Technologies Co.

The chief executive of the Semiconductor Industry Association, John Neuffer, said his group is reviewing the new rules to determine their impact on the chip industry. "While the impact of the new rules to Russia could be significant, Russia is not a significant direct consumer of semiconductors, accounting for less than 0.1% of global chip purchases," he said. Russia's broader information and communications technology market totaled only about \$25 billion of the multitrillion-dollar global market as of 2019, he said.

—Kate O'Keefe

Besides the sanctions against the big Russian banks, the U.S. Treasury also targeted several of Mr. Putin's oligarch allies and expanded bans on new sovereign debt to include a prohibition on trading equity in several of the country's largest companies. The U.S. Commerce Department also unveiled a set of sweeping export controls targeting Russia's defense, aerospace and maritime industries—part of a package of punitive economic measures the Biden administration is imposing over Ukraine.

Sen. Mitch McConnell (R., Ky.), the chamber's GOP leader, said on Thursday that the president should have taken harsher action against Russia sooner. "Sadly, deterrence after the fact is not deterrence

at all," Mr. McConnell said. Senior Biden administration officials have said the threat of sanctions was intended in part to deter Mr. Putin from invading Ukraine. But the Russian leader attacked the country anyway. Mr. Biden said it would take time for Moscow to feel the effects of the financial penalties. "Let's have a conversation in another month or so to see if they're working," he said.

VTB said it has been and remains a reliable partner for millions of customers, investors and shareholders. "We have had time to learn the lessons and prepare for the most severe scenario," it said. Sberbank said it is closely studying "new working conditions amid the sanctions related to correspondent accounts. The adopted restrictions do not affect the safety and availability of client funds."

The U.K. government also presented a wide-ranging package of new restrictions, saying it would place sanctions on over 100 Russian entities and restrict certain high-tech exports. It said it would pass legislation to bar the Russian government and several major state-linked companies from issuing debt in the U.K. In an effort to punish rich Russians, the U.K. said it would limit Russian nationals' deposits in U.K. banks to £50,000, or about \$67,000, and would ban Russian national carrier Aeroflot's aircraft from landing at Britain's airports.

Europe acts

The EU set out some of the details of the package of sanctions approved by EU leaders on Thursday evening. Ms. von der Leyen said that the EU measures, which were developed in close coordination with the U.K. and Washington, would increase Russia's borrowing costs, lift inflation in Russia and gradually erode the country's long-term industrial base.

Among the other sanctions she set out was a ban on the sale of aircraft and spare parts to Russia and export bans on the energy sector that she said will make it impossible for Russia to upgrade its oil refineries, which brought in revenue worth €24 billion to Russia in 2019, she said.

The EU would also limit Russia's access to crucial technology, including semiconductors and would change its visa rules for Russia to end privileged access for Russian diplomats and business people.

—Laurence Norman, Dustin Volz, Lindsay Wise and David Benoit contributed to this article.

UKRAINIAN BORDER GUARD COMMITTEE/AGENCE FRANCE-PRESSE/GETTY IMAGES

CHRISTOPHER OCKCHONNE FOR THE WALL STREET JOURNAL

THE UKRAINE CRISIS

Invasion Shakes Up The Global Economy

By PAUL HANNON

Russia's invasion of Ukraine heaped fresh risks on a global economy struggling with soaring inflation, supply-chain snarls and a rocky recovery from the pandemic.

The economic impact will depend on the scale of the fighting and the sanctions from the West. Disruption of Russia's energy exports would have an outsize impact on the European economy, given its heavy dependence on Russian gas. Some European banks and businesses also have extensive ties with Russia.

Financial markets reacted swiftly to the invasion, with stock markets in Europe dropping sharply and commodity prices soaring. The price of oil surged above \$100 a barrel and prices for commodities supplied by Russia such as aluminum and nickel that are key inputs into the automotive industry also leapt.

Russia and Ukraine together make up a small slice of the world economy and represent a minor destination of exports for Europe or the U.S. However, Russia is a major supplier of oil, natural gas and other commodities.

Meanwhile, Ukraine and Russia combined account for nearly 30% of global wheat exports, according to the U.S. Department of Agriculture.

The nearby Black Sea serves as a major conduit for international grain shipments from Ukraine and the country is also among the top exporters of barley, corn and rapeseed.

Wheat prices in the U.S. rose to their highest levels since July 2012 on Thursday. Russia and Ukraine are breadbaskets, exporting millions of tons of wheat to fragile economies in the Middle East including Egypt, Turkey and Lebanon.

Marine traffic data indicate that commercial shipping in and

4% forecast before the invasion.

An invasion also complicates the challenges facing the world's major central banks, including the Federal Reserve and European Central Bank. They have been struggling to tame inflation without squelching the recovery from the pandemic.

The Fed had been expected to raise its key interest rate next month for the first time since the end of 2018, while the ECB had been expected to set a timetable for winding down its bond-buying program, a step that would open the way to a rise in its key rate.

Economists expect central banks to withdraw their stimulus measures more gradually than they would have had the invasion not taken place.

"Given the uncertainty, that might slow down possible rate normalization," said Mark Zandi, chief economist at Moody's Analytics, anticipating a first rate rise by the Fed of a quarter of a percentage point, rather than the half-point move many had expected.

Economists at UBS estimate that for every 10% increase in prices of fuels, gas and electricity, consumer-spending growth in the eurozone slows by 0.4 percentage point, and economic growth by 0.2 point.

"Should the tensions lead not only to higher energy prices, but to an outright rationing of energy volumes, the

The attack strains nations struggling with high inflation, supply-chain snarls.

out of Ukraine largely stopped after Russian forces attacked, with reports of explosions in the key ports of Odessa and Mariupol.

As prices for energy and other commodities are driving global inflation higher, a disruption of supplies from Russia and Ukraine could push prices even higher and weaken the global economy, particularly in Europe.

In a client note, Oxford Economics said it expects the global economy to grow by 3.8% this year, down from the



People waited in line to take out cash from an ATM on Thursday in Kyiv, Ukraine.

economic fallout would likely be much more severe," UBS economists said.

Analyzing the impact of eight shocks that have hit the eurozone economy since September 2001, the economists concluded that businesses are first to react with cuts in investment spending, while households are slower to adjust spending, but when they do the impact is larger.

Recent surveys indicate that the eurozone economy bounced back in February from a surge in new Covid-19 infections, while a survey of German businesses pointed to a pickup in confidence earlier this month. However, the Ifo research group that conducts the survey warned the Ukraine crisis could weaken confidence.

"The impact on each European economy will depend on

their degree of energy dependence, direct trade, and financial links with Russia," said Angel Talavera, an economist at Oxford Economics.

Moreover, Russia's MC Norilsk Nickel PJSC is the world's largest producer of palladium, responsible for between 25% and 30% of total output.

The auto industry, which is struggling with a shortage of semiconductors, could face additional problems if Russia's supply of palladium were to slow. Platinum, however, can be used as an alternative, and South Africa is by far the world's largest supplier of that metal.

Russia is also a big producer of the key ingredients for fertilizers such as urea and potash. Disruptions in those supplies could drive food prices, which are already at

multiyear highs, up further.

The EU does have options other than Russian gas, including liquefied-natural gas from the U.S. and Qatar.

But securing alternative supplies would likely come at a high price, because Europe competes with Asian and Latin American buyers for cargoes of LNG. When a group of tankers carrying supercooled U.S. gas headed to Europe in December, they did so after prices in the region rocketed to record highs.

"Substantial reductions in Russian gas deliveries to Europe would be hard to replace in the near term," said Jeffrey J. Schott, a senior fellow at the Peterson Institute for International Economics, in a report on possible sanctions.

—Costas Paris contributed to this article.

Foreign Companies Close Ukraine Offices, Factories

By ALISTAIR MACDONALD AND GEORGI KANTCHEV

Companies operating in Russia and Ukraine began putting into place contingency plans, as they confronted a host of challenges and sliding share prices following Moscow's attack.

Executives began closing offices and factories Thursday, ensuring staff were safe and sending some to the Polish border, while weighing factors likely to hit their businesses, including soaring commodities prices and the potential impact of further sanctions on Russia. Some in Ukraine were dealt additional challenges that made work difficult, including the closure of the rail network and ports and problems with gas supplies.

The invasion rippled through boardrooms around the world. "Today is a dark day for all of us. The attack on Ukraine represents a turning point in Europe" Christian Bruch, chief executive of Siemens Energy AG, told shareholders at their annual meeting.

Carlsberg A/S, the Danish brewer, said it was closing three breweries in Ukraine and asked employees to stay at home and await instructions from local authorities.

Nestlé SA said it temporarily closed its factories, warehouses and supply chain in Ukraine, and recommended its employees stay home.

ArcelorMittal SA, the world's second-largest steelmaker, said it was slowing production at its large plant in



Commercial trucks lined up at the busy Polish-Ukrainian border crossing into the town of Hrebenne, Poland, on Thursday.

Ukraine and halted production at its underground mines.

Germany's Hamburger Hafen und Logistik AG, which runs a large container terminal at Ukraine's Odessa port, said Ukrainian authorities closed the port Thursday morning, and that its 480 employees had left the site.

Elsewhere, Davidoff cig-

rettes maker Imperial Brands PLC suspended operations in Ukraine, where it has 600 employees across a Kyiv factory and a sales and marketing team.

German software provider SAP SE said it had closed its Kyiv office and taken safeguarding measures to support its employees. French food maker Danone SA, which has two man-

ufacturing plants in Ukraine, said it was taking action to ensure the safety of its employees and business continuity.

As Russian tanks rolled in, Global Guardian, a U.S. firm that advises businesses on security risks, used buses to take 200 workers from international financial services, legal and other office-based compa-

nies operating in Ukraine to Poland. Dale Buckner, the company's chief executive, said it evacuated about 1,500 mainly foreign nationals ahead of Thursday's incursion.

Other companies, such as Irish construction materials business CRH PLC, with five manufacturing plants in Ukraine, said it was yet to

trigger contingency plans.

Companies said they were also on alert for any disruptions to operations in Russia. Volkswagen AG said the impact was "continuously determined by a crisis team," while Mercedes-Benz Group AG said it was in constant contact with the leadership of its manufacturing plant near Moscow.

The Eastern Committee of German Business, a lobby group representing German firms with investments in Russia and Eastern Europe, said Thursday that it has canceled a planned meeting with Russian President Vladimir Putin.

The committee has in the past opposed sanctions against Russia, said it informed Moscow that the meeting couldn't take place in the current circumstances.

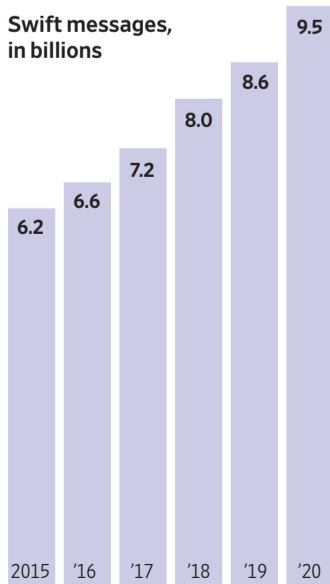
Ukrainian businesses anticipate the greatest hit. Ferrexpo PLC, one of the world's largest exporters of high-grade iron ore pellets to the steel industry, said that its mining and process facilities were still operating but that the government had suspended rail services.

Any disruption to Ukraine's agricultural industry will be economically painful. Agricultural products are Ukraine's largest export, and the sector accounted for 14% of gross domestic product in the third quarter of 2021, according to the country's statistics service.

—William Boston, Nick Kostov, Jenny Strasburg and Saabira Chaudhuri contributed to this article.

Backbone of International Finance

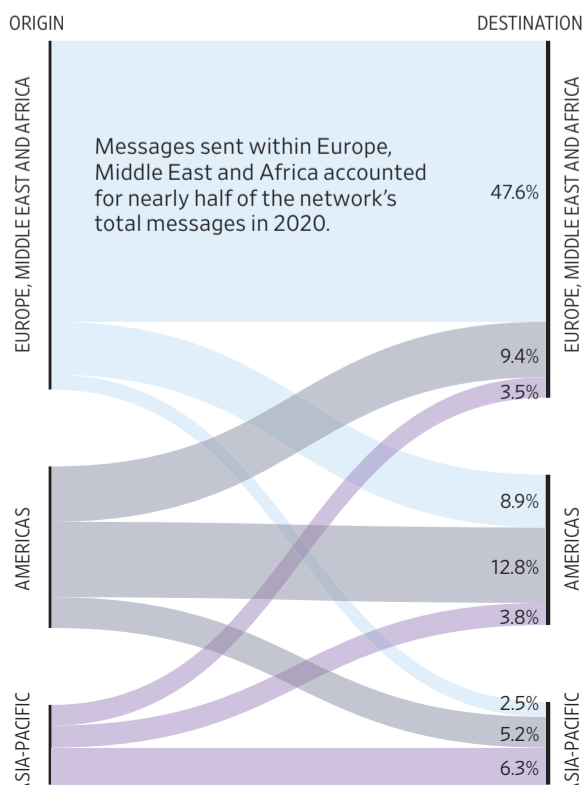
Swift, or the Society for Worldwide Interbank Financial Telecommunication, is a global messaging system for financial transactions that connects more than 11,000 banks and other organizations in more than 200 countries and territories.



Source: Swift

Swift traffic, by region

Based on daily average number of messages



Peter Santilli/THE WALL STREET JOURNAL

Focus of Sanction Debate Turns To World-Wide Payment System

By PATRICIA KOWSMANN AND IAN TALLEY

Russia's assault on Ukraine triggered calls for the West to get Moscow off from the global financial system by disconnecting it from the so-called Swift payment system.

What is Swift?

The Society for Worldwide Interbank Financial Telecommunication, or Swift, is the financial-messaging infrastructure that links banks.

The Belgium-based system is run by member banks and handles millions of daily payment instructions across more than 200 countries and territories and 11,000 financial institutions. Iran and North Korea are cut off.

Why is it important?

Cross-border financing is critical to every part of the

economy, including trade, foreign investment, remittances and the central bank's management of the economy. Disconnecting a country from Swift would hit all of that.

Why resist a cutoff?

Because of the economic blowback, not just in Europe, which has deep trade ties and relies heavily on Russia's natural-gas exports, but also the rest of the world. Some former U.S. officials say the move could severely hurt Russia's economy and harm Western business interests, such as the major oil companies.

At an estimated \$1.7 trillion last year, Russia's gross domestic product made it the 12th largest economy in the world. Losing 2% of global GDP and a top oil exporter would severely damage the global economy. Additionally, using Swift as a weapon could erode the dollar-dominated

global financial system, by fostering alternatives to Swift being developed by Russia and China. That could undermine the diplomatic leverage that sanctions offer.

The alternatives?

Besides halting a new natural-gas pipeline and hurting Russia's ability to raise debt, Western sanctions have blacklisted many of Russia's biggest banks, affecting the majority of its banking-sector assets.

Is a Swift cut better?

President Joe Biden said with Thursday's sanctions, allied efforts essentially amount to the same things as cutting Russia off from Swift. But there are differences. Swift is a bludgeon in the economic warfare arsenal compared with targeted sanctions that provide precision and diplomatic flexibility for policy makers.

THE UKRAINE CRISIS

Crude Prices Top Key \$100 Level

First rise into triple digits since 2014 crash is expected to prolong inflationary pressures

President Biden said the U.S. is working to secure energy supplies and stopped short of what some traders considered the most severe sanctions measures such as disconnecting Russia from the Swift global payment system, statements that helped pare most of oil's Thursday climb.

Russia is one of the world's most influential oil-market players, the largest exporter of natural gas and a major producer of metals including aluminum, nickel and palladium used in autos and other industries.

Oil revenue also is crucial for the Russian economy, making it unlikely Moscow would turn off its taps completely. Alongside Saudi Arabia, Russia leads a group of many of the world's largest crude producers, called OPEC+, which has been pumping more oil to meet demand.

Oil revenue also is crucial for the Russian economy, making it unlikely Moscow would turn off its taps completely. Alongside Saudi Arabia, Russia leads a group of many of the world's largest crude producers, called OPEC+, which has been pumping more oil to meet demand.

The fighting disturbed global oil flows as the energy industry moved to pre-empt possible U.S. restrictions sanctions on Russian exports. Shipping companies on Thursday refused to load tankers with the main grade of Russia crude, known as Urals, traders and shipping executives said.

Europe already is in a critical situation," said Ignacio Galán, chief executive of Spanish renewable-energy giant Iberdrola SA. He called the crisis the latest, loudest alarm bell over Europe's fragile energy security.

LONDON—A global oil benchmark surged above \$100 a barrel for the first time since 2014, and prices for natural gas, metals and grains, feedstocks for the global economy, vaulted higher after Russia's invasion of Ukraine snarled resource exports from the region.

The most-widely held futures for Brent crude, for delivery of oil in May, hit as high as \$102.26 before pulling back and settling at \$95.42.

Rising energy prices stand to prolong the inflationary pressures that are pushing the Federal Reserve and other central banks to raise interest rates.

Moscow's onslaught raised the prospect of widespread physical disruption to commodity markets in the region, as well as Western sanctions that impinge on the ability to export Russian resources.

Russia's stock market and currency took historic blows in the wake of the invasion of Ukraine, signs that the threat of Western sanctions is inflicting an immediate, though hard to assess, impact on the nation's economy.

Ruble, Russian Stocks Drop on Sanctions

By Caitlin Ostroff and Patricia Kowsmann

Russia's stock market and currency took historic blows in the wake of the invasion of Ukraine, signs that the threat of Western sanctions is inflicting an immediate, though hard to assess, impact on the nation's economy.

In the hours after tanks rolled across the border and Russian planes struck targets inside Ukraine, Russia's stock market lost nearly half of its value before a partial rebound that still left it down by a third at the close of trading.

Lines formed at automated-teller machines in Moscow and Sberbank, Russia's largest bank by assets, tried to reassure customers that their funds were safe.

The U.S. Treasury Department later on Thursday black-listed Sberbank and VTB, Russia's second-largest bank, along with dozens of other financial institutions and several oligarchs.

To ease the pain, Russia's central bank said it would tap its \$600 billion-plus reserve chest to prop up the ruble and provide cheap financing for local banks.

Russia has spent the years since the 2014 annexation of Crimea trying to shore up its finances and reduce its reliance on Western markets.

Financial Markets Gyrate

Russian President Vladimir Putin's "aggression in Ukraine will end up costing Russia dearly, economically and strategically," Mr. Biden said.

The S&P 500 closed up 63.20 points, or 1.5%, to 4288.70. The tech-heavy Nasdaq Composite finished ahead 436.10 points, or 3.3%, to 13473.59.

The Russian ruble weakened to a record low, declining 4.5% against the dollar, while the MOEX benchmark for Russian stocks declined by about a



A Baltic Sea oil platform operated by Russia

Brent crude-oil futures price, continuous contract



Source: FactSet

Oil Surge Threatens Growth

By Josh Mitchell

For a brief period in the 2010s, high oil prices meant good news for the U.S. economy. Now, they are once again a threat to growth.

With prices topping \$100 a barrel for the first time in nearly eight years, the commodity is set to squeeze American households, push up inflation, dent the economic recovery and create a new headache for the Federal Reserve as it moves to raise interest rates.

Brent crude, the international oil benchmark, traded above \$100 a barrel Thursday morning. Futures for West Texas Intermediate, the main grade of U.S. crude, hovered around \$93 a barrel late Thursday afternoon.

The rise is being driven by strengthening global demand as economies reopen and recover from the pandemic; low inventories as oil producers struggle to boost output for a range of reasons; and fears of a disruption tied to Russia's attack on Ukraine.

Few economists say the U.S. is in danger of recession because of high oil prices. But many expect U.S. growth, which appears to have lost momentum because of the Omicron variant of Covid-19, to slow further if prices continue to increase.

The U.S. had since the 1970s usually been a net oil importer, which meant a higher oil price acted as a tax that funneled American consumers' dollars to foreign exporters.

Local government bonds, widely held by the country's banks, also sold off heavily, with borrowing costs on 10-year bonds rising to more than 12% compared with less than 10% a few days ago.

The stock-market swoon, the rapid escalation of bond yields and the drop in the ruble all have the potential to swing back on Russia's large, state-controlled banks.

To shield lenders from immediate pain, the central bank said on Tuesday that it would allow banks to report shares and bonds they held at the market value as of Feb. 18 and to make similar moves regarding the ruble.

This month, the Russian central bank estimated that banks had 250 billion rubles, the equivalent of \$3 billion, in paper losses in January from a fall in the price of securities they hold.

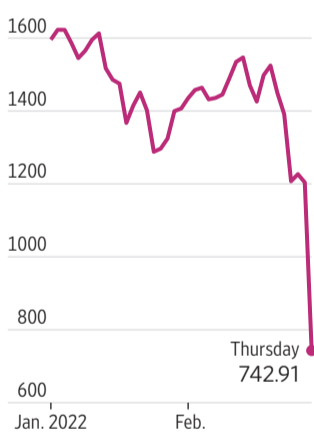
Banks take a hit from a depreciation of the ruble because a chunk of their assets is denominated in foreign currency. As foreign currency appreciates against the ruble, banks' risk-weighted assets, which is the balance-sheet calculation used to set capital requirements, appreciate.

During the shale boom, companies drilled aggressively, creating jobs and kick-starting economic activity throughout those regions. Higher prices enriched investors and encouraged additional drilling and investment, offsetting the negative effects from higher gasoline prices on consumers.

Yield on Russian dollar bond maturing in June 2027

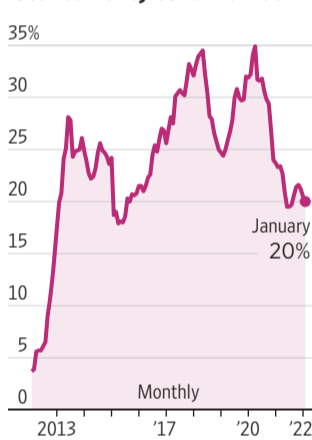


Russian Trading System (RTS) Index

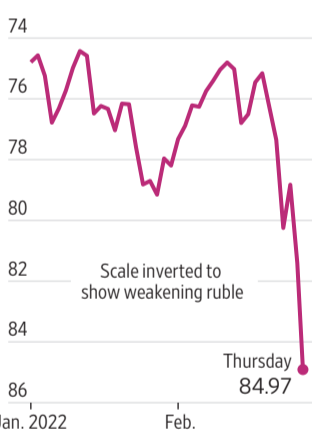


Sources: Tradeweb (yield); Russia's central bank (foreign ownership); FactSet (index); Tullett Prebon (currency)

Foreign ownership of Russia's local-currency bond market



How many Russian rubles \$1 buys



ing-markets strategist at Blue-Bay Asset Management. He began reducing his exposure to Russian and Ukrainian debt last year as tensions rose.

Yields on Russia's few outstanding dollar bonds soared, partially on fears that holding them may become illegal or

that Russia will default on them in retaliation. The yield on a Russian dollar bond maturing in June 2027 climbed to 20% on Thursday from 7% on Wednesday, according to Tradeweb.

The cost of insuring against default on \$10,000 of five-year

Brent crude-oil futures price, Thursday



Note: Front-month contract Source: FactSet

and Ukraine are major grain producers.

"We haven't had any serious military conflict in Europe for a very long time, so there's no playbook for this," said Gregory Perdon, chief investment officer at Arbutnot Latham. "A lot has changed since last night."

Gold, which like U.S. Treasury bonds typically rallies in times of stress, rose in price. The front-month gold futures contract rose \$15.90 per Troy

ounce, or 0.8%, to \$1,925.10.

The dollar strengthened, with the WSJ Dollar Index gaining 0.8%. Currencies considered to be havens, such as the Japanese yen, also appreciated, while bitcoin recovered losses, trading up 2.2% to \$38,395.65 from its 5 p.m. ET level on Wednesday.

Volatility in markets was already heightened due to looming changes in Federal Reserve monetary policy.

Investors are building up cash buffers due to the market stress, said Florian Ielpo, head of macro at Lombard Odier Investment Managers. The company's multiasset funds currently hold the most cash since the market crash in March 2020.

Markets are expecting a standard 0.25 percentage point increase at the Fed's meeting next month, rather than a more aggressive 0.5 point increase. As of Thursday, market pricing showed the probability of a bigger rate increase fell to 13% from 34% the day before, according to CME Group data.

"We might move past the

geopolitical impact, but the market is still going to be concerned about the Fed's intentions to move rates higher," said Lindsey Bell, Ally's chief markets and money strategist.

In U.S. stock trading, the S&P 500's information technology and consumer discretionary sectors were the biggest gainers, adding 3.5% and 2.5%, respectively. Netflix added \$22.57, or 6.1%, to \$390.03; Twitter gained 2.22, or 6.8%, to \$34.98.

The Defiance Next Gen SPAC Derived exchange-traded fund, which tracks special-purpose acquisition companies, advanced 3.2%. Meme stocks rose: AMC Entertainment jumped \$1.95, or 12%, to \$17.68, while GameStop climbed \$9.71, or 8.5%, to \$124.58.

The pan-continental Stoxx Europe 600 dropped about 3.3%. Hong Kong's Hang Seng Index declined more than 3%. Japan's Nikkei Stock Average closed at its lowest level since November 2020.

—Megumi Fujikawa, William Horner and Quentin Webb contributed to this article.

Scan this code with your mobile device for a video on oil's impact on inflation.

THE UKRAINE CRISIS



People take shelter in a Kyiv subway station on Thursday after the broad Russian strikes started across several regions of Ukraine. A woman and her baby were among those fleeing Kyiv, the capital, by bus. A Ukrainian serviceman held a rocket-propelled grenade launcher at fighting positions outside the city of Kharkiv in eastern Ukraine.

CLOCKWISE FROM LEFT: VIACHESLAV RATYNSKIY/REUTERS; MAKSIM LEVIN/REUTERS; EMILIO MORENATI/ASSOCIATED PRESS



Civilians Flee, Hide In Cellars

Continued from Page One
ments as aircraft and missiles flew overhead.

Some sought to flee the capital, Kyiv, clogging roads leading west. Others headed to stores and piled shopping carts high with essentials. Some drained ATMs of cash, and lines of automobiles formed at gas stations.

Authorities called for calm. They said people should sit tight, advising that they were

safer where they were and not a target of the Russian strikes. The central bank limited daily cash withdrawals to the equivalent of \$3,400. One government spokesman asked citizens not to call police to register traffic accidents. Police wouldn't come, the spokesman said, as they were busy with other things.

Lyudmyla, who lives in a one-story house in the village of Blystavytsia on the western edge of Kyiv, said she had found it hard to believe that Mr. Putin would attack Ukraine, even as he gathered about 190,000 troops around Ukraine in recent weeks. Russia had insisted it had no intention of invading.

"Liars," she said. "They were preparing for war."

The first sound of the assault came to the belt of commuter towns and villages to the west of Kyiv in the early hours when a strike of some kind hit the Vasylykiv military air base. The attack in the town of Hostomel began with missile strikes around 7 a.m., one of which landed meters from an apartment block, blowing out windows and leaving a crater, according to Ukrainian forces stationed there.

Then, around 1 p.m., the five Russian helicopters flew over Lyudmyla's house and began striking Hostomel Airport, a cargo airport also used for aircraft tests. The barrage went on for more than an hour. She said she crept up the stairs now and again to take a look and to call her husband, who was

working at a hospital in Kyiv. People shared videos on social media recorded from nearby apartments, including one that appeared to show two of the helicopters shot down.

'I can't believe this is happening in the 21st century...It's a nightmare.'

"Damn," said a man in one of the videos as an explosion flashed in the distance. "One of them has been shot down and the other is dropping." A Ukrainian government official

later posted video of one of the helicopters downed in a field.

Lyudmyla said she saw plumes of smoke rising from the airport around a mile away, likely from downed aircraft. She saw missiles hit the airfield from the north.

Further videos shared online showed a dozen or more helicopters later approaching the airfield, where Ukrainian officials said they landed with Russian airborne troops.

Ukrainian officials said the operation looked like an effort to establish a bridgehead close to Kyiv.

An accountant named Zoya in another nearby village said she saw what she thought were two Ukrainian war planes screaming overhead in the direction of Hostomel. She

said one flew so low that the leaves on trees shook.

"I can't believe this is happening in the 21st century," said Zoya, who lives in Bilo-horodka village with her husband and two sons. "It's a nightmare."

By evening, President Volodymyr Zelensky of Ukraine said Ukrainian forces had the Russians hemmed in at the airport. Officials later reported that the airport was back under Kyiv's control.

Meanwhile, Lyudmyla said her husband would spend the night in Kyiv. She had laid out mattresses so she and her father could sleep in the cellar.

"It's terrifying," she said, her voice shaking, before heading back down for cover as gunfire rattled nearby.



People fleeing Russian attacks entered Romania on Thursday after crossing the border from Ukraine. A man used a carpet to cover a body after strikes on a town in eastern Ukraine.



FROM FAR LEFT: ANDREEA CAMPENIU/GETTY IMAGES; ARIS MESSINIS/AGENCE FRANCE-PRESS/GETTY IMAGES

THE UKRAINE CRISIS

Europe Faces Russia as Foe, Not Friend

Moscow's action ends any lingering hopes of deepening economic post-Cold War ties

By Marcus Walker

Among the first casualties of Russia's invasion of Ukraine: 30 years of European hopes that Russia could be a partner.

The attack on Ukraine marks an end to years of European endeavor to deepen economic and diplomatic ties with Russia, even as President Vladimir Putin has become an increasingly aggressive neighbor.

More sweeping sanctions on Russia will now follow, together with diplomatic appeals for a cease-fire and support for Ukrainian refugees. Beyond that, Europe's democracies face a question that could define the next epoch in the continent's history: how to handle a Russia that has openly declared it wants to rewrite the ending of the Cold War, and is backing up its wish with force.

The war will likely force Europe and the U.S. to shift toward new policies of containment of Russia, which could involve accelerating efforts to beef up European countries' military capabilities, bolster defenses in Europe's east and diversify the region's energy sources away from Russian oil and gas.

One result is clear: Europe's quest for dialogue and constructive engagement with Moscow lies in ruins. Visits earlier this month to the Kremlin by the leaders of France and Germany were the last desperate attempts to make Mr. Putin choose reconciliation. The longer and bloodier the fighting, the harder it will be for pro-Russian politicians and business groups to reas-



Antiwar protesters gathered in St. Petersburg, Russia, on Thursday, after Vladimir Putin authorized a military operation in Ukraine.

sert their influence.

Leaders of the Group of Seven major developed nations on Thursday roundly condemned the Russian invasion and Mr. Putin for spurning all diplomatic overtures. "He has put himself on the wrong side of history," said the G-7, which includes the U.S. and Western Europe's biggest countries.

"This is a turning point," said Jonathan Eyal, associate director of the Royal United Services Institute in London. "Ukraine will be an open wound. It will be very difficult this time for French and German politicians to say, 'Let's

put it behind us.'"

For three decades, Western European countries have striven to reach an accommodation, even to build friendships, with Moscow. The approach has reflected economic opportunities and a belief that Russia is simply too important to marginalize. At the same time, however, European governments have vowed to maintain a continental order based on the North Atlantic Treaty Organization, the European Union and the freedom of democratic nations to join both.

Mr. Putin has been saying for more than 15 years that the West can't have it both

ways. After bemoaning the loss of Moscow's former Soviet empire and denouncing the eastward creep of Western institutions, he invaded parts of Georgia in 2008 and Ukraine in 2014, following both countries' overtures to NATO and Ukraine seeking a trade agreement with the EU.

Germany, the continent's economic heavyweight, has long embodied Europe's ambivalent approach to Russia. Former Chancellor Angela Merkel led the EU's imposition of sanctions against Moscow for its 2014 incursions into Ukraine. But she also oversaw the construction of the Nord

Stream gas pipelines between Russia and Germany, in the teeth of warnings from the U.S. and many European countries that the pipelines, by bypassing Europe's east, would strengthen Russia's hand there, including in Ukraine.

On Tuesday, new German Chancellor Olaf Scholz froze the additional pipelines known as Nord Stream 2, saying: "The situation today is fundamentally a different one."

In a honeymoon period after the Cold War, the EU's leading members and the U.S. held up Russian President Boris Yeltsin as their new partner in managing a new world order. The eu-

phoria faded when Moscow sought to wield influence in the Balkan wars of the 1990s, only for the West to brush it aside. Under Mr. Putin in the 2000s, Russia expressed growing frustration with a U.S.-dominated world order and with NATO's enlargement to take in former Soviet satellites.

NATO enlargement reflected a dawning realization that Europe east of Germany could otherwise become dangerously unstable, said the Royal United Services Institute's Mr. Eyal. "That has been the curse of Europe since the end of the First World War," he said. "Countries in Central and Eastern Europe are too small to look after their own security, leaving them a choice between a pan-Europe security structure or getting swallowed into a sphere of influence. This is exactly the drama of Ukraine today."

Russia's attacks on Ukraine in 2014, when it annexed Crimea and fomented a separatist war in the eastern Donbas region, prompted a recalibration.

"Relations with Russia have never really been the same again," said François Heisbourg, special adviser to the Foundation for Strategic Research in Paris. "There was a decision to substantially increase military spending in NATO countries, which is on track. Sanctions were decided mutually, and implemented. Was it enough? Certainly not, given what we're seeing today."

In December, Moscow sent the West draft treaties that effectively demanded the rollback of NATO in Eastern Europe and the restoration of a Russian sphere of influence. Since then, pro-Russian voices in Europe have become quieter than at any time since the Cold War.

U.S. Troops Arrive in Latvia to Take Part in NATO Exercises



REINFORCEMENTS: U.S. Army helicopters from the 12th Combat Aviation Brigade arrived at Lielvarde Airfield in Latvia for exercises with NATO partners. The U.S. is sending an additional 7,000 troops in support of its European allies, a Pentagon spokesman said Thursday.

Destructive Malware Hit Hours Before Military Offensive

By David Uberti and Dustin Volz

Hackers who unleashed malicious software on computers in Ukraine, Latvia and Lithuania had been inside the targeted systems for months, cybersecurity experts said, suggesting careful preparation for potentially damaging attacks across borders.

The deployment of the so-called wiper malware, which can delete data on a targeted machine, came Wednesday, hours before the Kremlin launched airstrikes and a land offensive across swathes of Ukraine. President Biden said the attacks amounted to "a premeditated war that will bring a catastrophic loss of life and human suffering."

While the people behind the cyberattacks are unknown, Western officials have for months warned that a hybrid war on Ukraine might have digital fallout that could aid a Russian land invasion and ripple outward to disrupt businesses and governments around the world.

The wiper malware—this version is being called HermeticWiper by researchers—could mark an escalation in cyberattacks against various Ukrainian targets, security experts said. Websites of government agencies and banks were disrupted on Wednesday, and on Thursday, that of the Kyiv Post, an English-language newspaper.

Researchers at Symantec, a division of Broadcom Inc., on Wednesday identified three organizations targeted by the wiper strain: a Ukrainian financial-services firm and two Ukrainian government vendors.

At each of the three, multiple machines were affected, said Vikram Thakur, technical director at Symantec Threat Intelligence. The targeted machines spanned Ukraine and the nearby Baltic states of Latvia and Lithuania, he added.

One government contractor located in Lithuania had been compromised since at least Nov. 12, according to Symantec, while hackers also penetrated a Ukrainian organization on Dec. 23. In several incidents observed by Symantec, the attackers used the wiper malware alongside ransomware,

which generally is used to lock up data, not destroy it.

"It appears likely that the ransomware was used as a decoy or distraction from the wiper attacks," Symantec said in a blog post.

On Wednesday, Slovakia-based cyber firm ESET said it also detected the wiper strain on hundreds of machines in Ukraine, adding that timestamps indicated the malware had been created nearly two months ago in preparation for deployment.

Jean-Ian Boutin, head of ESET Threat Research, said the targets included "large organizations," but declined to comment further.

"We cannot give attribution based on information that is available to us, but the attack appears to be related to the ongoing crisis in Ukraine," he said.

The discoveries Wednesday

Targeted machines spanned Ukraine and nearby Latvia and Lithuania.

follow a surge in cyberattacks against various Ukrainian targets in recent weeks. Some of Ukraine's government and banking websites were offline or struggling to load for users Wednesday in what a senior Ukrainian official said was a new volley of malicious cyber activity targeting the nation.

On Thursday, the Kyiv Post said on Twitter its main site had faced disruptions "from the moment Russia launched its military offensive against Ukraine."

Ukraine's State Service of Special Communications and Information Protection didn't respond to requests to comment.

Ukraine has faced a barrage of cyberattacks this year, according to the government's Computer Emergency Response Team, incursions that came as the Kremlin massed some 190,000 troops on the country's borders. CERT members responded to 436 such incidents through Feb. 17, some of them deemed critical, up from 64 over the same period in 2021.

China Walks Diplomatic Fine Line

By Chao Deng and Yoko Kubota

TAIPEI—China expressed support for Russia's interests in Ukraine and stopped short of calling the all-out offensive an invasion as it blamed Washington for fueling tensions with Moscow.

In a call with Russian Foreign Minister Sergei Lavrov on Thursday, China Foreign Minister Wang Yi repeated China's position that it respects the sovereignty and territorial integrity of all nations, but added that Beijing could see "complicated and specific" historical questions at play in Ukraine, according to a readout published by state media in the Beijing evening.

The readout didn't provide a time for the call, which appeared to take place after the start of Russia's military invasion around midday Beijing time, when missiles began raining down on military installations across Ukrainian territory.

Mr. Lavrov told Mr. Wang that Russia had been "forced to take necessary measures" to protect its own rights, after the U.S. and North Atlantic Treaty Organization broke a promise

not to expand eastward, according to the readout.

"China understands Russia's legitimate concerns on security issues," Mr. Wang responded.

The report of the call came after Chinese Foreign Ministry spokeswoman Hua Chunying called for restraint from all parties during a daily news briefing in Beijing. "What we are seeing today is not what we wished to see," she said.

Ms. Hua also characterized the Ukraine situation as complex and put the blame primarily on the U.S., castigating Washington for shipping arms to Ukraine and for hyping up the possibility of war—a charge that the U.S. has denied.

"Those who have set the fire should consider how to put it out with concrete actions, rather than condemning others," she said.

Russian President Vladimir Putin's attack on Ukraine puts China in a difficult position. Chinese leader Xi Jinping maintains a close relationship with Mr. Putin. Russia and China have increased military collaboration in recent years, fueled by a shared suspicion of the U.S. But being seen as supporting Mr. Putin's aggression in Ukraine risks further antago-

nizing the U.S. and Europe, while also undermining Beijing's long-professed belief in the principles of sovereignty and territorial integrity.

Senior Chinese officials have attempted to tread a tightrope between those two imperatives.

In a phone call with U.S. counterpart Antony Blinken on Tuesday, Mr. Wang proclaimed a more neutral regard for the security concerns of all involved, including Ukraine. "The purposes and principles of the U.N. Charter must be upheld," he said at the time.

Earlier this month, Mr. Putin traveled to Beijing for a summit meeting with Mr. Xi timed for the start of the Winter Olympics, after which the two men released a joint statement criticizing the U.S.-led world order and the eastward expansion of NATO.

Shortly after the meeting of Messrs. Xi and Putin, China's top leaders huddled behind closed doors for several days to discuss the Ukraine crisis, according to people familiar with the matter. Among their concerns, these people said, was the risk of financial and trade penalties imposed by Washington in response to any help that

Beijing might extend to help Russia evade U.S. sanctions.

Since then, Mr. Xi has said little publicly about the Ukraine situation, telling French President Emmanuel Macron in a Feb. 16 phone call that all parties should resolve the Ukraine crisis through dialogue.

Zhang Jun, China's ambassador to the United Nations, has been similarly reticent, offering only brief remarks at an otherwise raucous emergency meeting of the U.N. Security Council on Thursday.

"We hope that all parties concerned will stay coolheaded and rational," Mr. Zhang said.

In Taiwan, which has tightened its relationship with the U.S., officials have been far less ambiguous in their response to the developments in Eastern Europe, sympathizing with Ukraine in having to fend off an increasingly assertive authoritarian neighbor.

"The current tensions between Ukraine and Russia are due to the Russian side, which unilaterally changed the status quo," Joanne Ou, a spokeswoman for Taiwan's Foreign Ministry, said Thursday.

—Joyu Wang and Qianwei Zhang contributed to this article.

THE UKRAINE CRISIS

NATO Chief Condemns Russian Attack

Stoltenberg convenes summit of alliance after an incursion that gives group new unity

BY DREW HINSHAW AND DANIEL MICHAELS

BRUSSELS—NATO's chief called Russia's attack on Ukraine a "brutal act of war" and said he would convene a summit of alliance leaders Friday following an activation of alliance defense plans.

North Atlantic Treaty Organization Secretary-General Jens Stoltenberg described Russia's assault as a "deliberate, cold-blooded and long-planned invasion" that represents a "blatant violation of international law."

He said leaders of NATO's 30 member countries would gather virtually on Friday to discuss the way forward following Russia's military assault. NATO partners Finland and Sweden will join the summit, as will European Union leaders, he said.

Mr. Stoltenberg said NATO on Thursday activated its defense plans, a previously established set of guidelines that give military commanders additional authority to deploy forces where needed, within specified limits, and enables the alliance to move forces more quickly.

Mr. Stoltenberg said the activation was designed to ensure that the conflict in Ukraine doesn't spill into NATO countries. About one-third of NATO countries share a land border with Russia or its close ally Belarus, or face Russia across the Black Sea. The NATO chief declined to



From left, President of the European Council Charles Michel, NATO Secretary-General Jens Stoltenberg and European Commission President Ursula von der Leyen at a press conference in Brussels on Thursday. Leaders of the alliance will gather virtually on Friday.

say if the alliance had ever previously activated such defense plans.

Russia's attack on Ukraine, which since 2008 has had an invitation to potentially join NATO, has breathed new life into the alliance. Created in the ashes of World War II to square off with Moscow, the U.S.-led military grouping has since the Cold War's end in 1991 struggled for a clear mission.

Now members have rallied around a shared assessment that after a quarter-century of relative peace, Europe's security can no longer be taken for granted.

"There will be a new real-

ity," Mr. Stoltenberg said. "It will be a new Europe after the invasion we saw today."

In response to Moscow's recently increasing aggression toward Ukraine, the U.S. and allies have already been beefing up their military presence in NATO countries near Russia. Mr. Stoltenberg said those efforts would now increase.

The support means that Russian President Vladimir Putin, who has justified his campaign against Ukraine partly as a response to NATO's encroachment of Russia's borders, faces an escalation of allied forces next to Belarus, which Russia is slowly subsuming, and Ukraine,

which it now aims to dominate. "It's ironic that what Putin didn't want to see is a stronger NATO on his flank," said U.S. Defense Secretary Lloyd Austin during a visit to Poland last week. "And that's exactly what he will see going forward."

Spanish and French warships are cycling through the Black Sea. A flow of new arms sales is under way, with Washington selling sophisticated Abrams tanks and F-35 jet fighters to Poland and giving allies in Eastern Europe the green light to sell U.S.-made Javelin antitank missiles to Ukraine. Just months ago, the alli-

ance was stung by a chaotic defeat in Afghanistan, having spent 20 years trying to rout the Taliban and build up the Afghan army. NATO was considering a jumbled set of priorities, from combating Islamist terrorists to containing China's rise, while a fringe of right-wing and Moscow-friendly leaders from Hungary or the Czech Republic pushed for the alliance to tackle illegal migration.

For now, those voices have been drowned out, as NATO focuses squarely on the risk of conflict spilling over from the war on its doorstep. Talk of the alliance playing a greater role assisting America's rivalry with

Beijing has been put on hold—a point of frustration for Washington, where officials have lamented the time and attention spent shoring up the security of Europe, instead of enlisting the bloc's help against China.

France, whose President Emmanuel Macron once pushed for a "true, European army" that could fight with or without U.S. help, has softened that rhetoric.

All the same, NATO's renewed unity could prove short-lived, if the conflict ends quickly—or runs long enough to inflict painful disruptions to the Russian gas that Europe depends on. In Central Europe, suspicion runs deep that Western allies don't have the stomach for a long struggle against Russia, especially if it hits consumers' gas bills.

In a poll published this month, only 35% of Germans deemed defending Ukraine's sovereignty worth the risk of an economic downturn; 38% considered it wasn't worth the risk, according to the European Council on Foreign Relations, which conducted the survey. In France, just 31% of people felt it was worth the risk, with 41% opposed.

For years, successive U.S. administrations fretted that Washington's biggest allies in Europe had grown complacent over 30 years since the Cold War's end, reluctant to spend on their own defense and accustomed to life under the U.S. security umbrella. European allies doubted whether NATO had a clear and relevant purpose.

"What we are currently experiencing is the brain death of NATO," Mr. Macron said in a 2019 interview.

Eastern European Neighbors Face a Military Reckoning

BY DREW HINSHAW AND NATALIA OJEWSKA

RZESZÓW, Poland—European countries on the border with Russia or Ukraine put troops on high alert and are rapidly expanding their militaries, with the Russian invasion of its smaller neighbor set to be a watershed moment for the continent and the military alliance that binds them together.

Lithuania introduced a state of emergency and reinforced military deployments near its border with Russia, while Poland kept active military personnel on duty and canceled leaves of absence and rotations home for the foreseeable future.

Both countries also called on the North Atlantic Treaty Organization to invoke Article 4, a clause that would require all 30 governments in the military alliance to hold consultations on the crisis in Ukraine. Meanwhile, Slovakia and Hungary sent troops to manage a possible influx of people fleeing Ukraine.

Defense ministers, intelligence officers and senior politicians from Poland, Lithuania, Latvia and Estonia—all NATO members that border either Russia or Ukraine—say the long buildup to the invasion of Ukraine has driven them to aggressively ratchet up their military capabilities.

"We don't want to take chances," said Latvia's Defense Minister Arturs Pabriks. "We never again want to be under the rule of such guys as him

Russian attacks* ♦ First Wave ♦ Second Wave

Controlled by or allied to Russia Areas penetrated by Russian ground troops



*Locations are approximate; Data as of Thursday 9:30 a.m. EST †Former Soviet countries ‡The U.S. and Canada (not shown) were founding members of NATO in 1949. Sources: Organization for Security and Cooperation in Europe (Russia-controlled area in eastern Ukraine); Dr. Phillip Karber, Potomac Foundation, Ukrainian officials (attacks); NATO (members)

and under the Russians and we will do whatever it takes to keep them out of the country."

Latvia and its Baltic neighbors called Thursday for Russia to be disconnected from the Swift global payment system, escalating diplomatic pressure for what U.S. officials have seen as a sanction of last resort.

For years, Central and Eastern European countries counted on NATO's common-defense clause to protect them against aggression from Russia. At the same time, the alliance avoided rotating substantial numbers of troops there to

avoid provoking Russia or violating commitments under a 1997 Russia-NATO agreement.

But U.S. reticence to move troops through the region has steadily fallen away. On Thursday, the first group of 40 U.S. troops arrived in Latvia, to be followed by hundreds more across the Baltic states. The U.K. is sending tanks and armored cars to Estonia and doubling its troop deployments there.

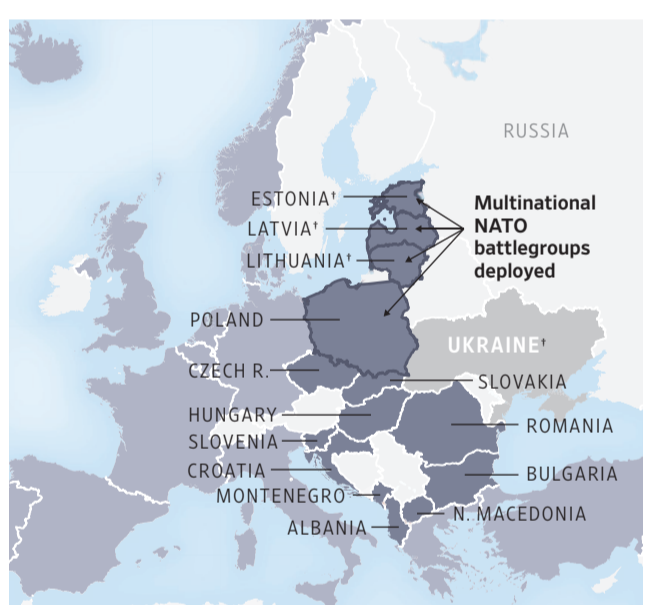
At the same time, governments in Poland and Estonia are ramping up their own capabilities, to ensure their defenses are enough to deter a

Russian invasion—or repel one for long enough to allow NATO allies to assist them.

The Polish government is seeking to nearly double the head count of the country's military to 300,000 people, which would make it one of Europe's largest by troop levels.

That increase began last July, when Polish President Andrzej Duda received intelligence reports from the U.S., later confirmed by Poland's own security services, that Russia—supported by Moscow's close ally, Belarus—was likely to escalate conflicts with neighboring

NATO members ■ Joined between 1949 and 1990 ■ Joined after 1990



states in coming months, a senior adviser to Mr. Duda said. Those plans accelerated in the fall, when Belarus encouraged thousands of asylum seekers, mostly from the Middle East, to cross Poland's border.

Now Poland is buying 250 Abrams tanks from the U.S., part of \$6 billion of other defense equipment purchased from American defense contractors that includes thousands of antitank missiles and other sophisticated weapons systems. The government is seeking more personnel to operate weaponry like the \$4.75

billion Patriot air defense missile system, which first arrived in the country last year.

"We saw the signals and we reacted," said the adviser.

Latvia is moving to increase its mandatory military service for young adults—which is currently one day a month, over two years—to three weeks, hoping to draw more army recruits. It is negotiating with the U.S. to acquire rocket artillery and new air and coastal defense systems. And all three Baltic countries are also increasingly pooling resources to combine capabilities, officials said.

Putin Puts Big Bet on Invasion

Continued from Page One

Mr. Putin, in power since 1999, now runs the risk of a prolonged conflict in Ukraine that could be akin to the Soviet Union's disastrous 1980s war in Afghanistan—something that could stir dissent at home.

The "risk of getting stuck for a long time" wouldn't sit well with most Russians, said Pavel Salin, an independent political analyst based in Moscow. "The situation inside the country could turn against him."

The invasion quickly reverberated inside Russia on Thursday. Banks experienced a run on deposits, while the stock market plummeted. The Russian central bank had to

intervene to prop up the ruble.

But Mr. Putin has laid the groundwork for his decision for years, with demands for a wholesale revision to the trans-Atlantic security arrangements that emerged from Russia's defeat in the Cold War.

"Judging by [his] actions, he considers the risk justified," Mr. Salin said. Mr. Putin likely believes that "this quick action will force the West to accept a new reality. These are his calculations. How much they correspond to reality, how they will be justified, time will tell."

The military campaign marks the continuation of a policy that has seen Mr. Putin steadily expanding Russia's sphere of influence, reasserting Moscow's dominion over former Soviet republics such as Belarus, Georgia and Moldova.

But in doing so, he is sacrificing his relations with the West and risks making Russia a pariah. That could in turn



Vladimir Putin spoke on Russian state TV on Thursday.

leave Moscow more reliant on China, a more powerful neighbor with whom Russia has an unequal relationship.

"Russia will upend its old relationship with the West, it'll now turn openly confrontational," Ms. Liik said. "And that will leave Moscow both politically and economically much more firmly in China's orbit. And I wonder if that is something that Moscow actually wants."

On Thursday, the U.S. and Europe stepped up sanctions

following a first round of penalties leveled this week for Mr. Putin's recognition of two separatist, Russian-controlled regions in Ukraine's east. The earlier sanctions targeted Russian sovereign debt, banks and wealthy Russians linked to Mr. Putin's inner circle.

Mr. Putin told a meeting on Thursday with heads of Russia's leading businesses that the military campaign was "a necessary measure" and said "we were simply left with no chance to act otherwise."

He told the gathering "Russia remains a part of the world economy and, in this regard, as much as it remains a part of it, we are not planning to damage the system in which we ourselves feel ourselves a part."

The Kremlin has sought to protect its economy against sanctions, building a buffer against economic retaliation by the U.S. and its allies. After the West imposed sanctions on Russian individuals and entities following Moscow's 2014 annexation of Cri-

mea and its incursion into eastern Ukraine, Russia began building reserves.

Russia's central bank has \$630 billion in reserves of foreign exchange and gold, having grown from \$368 billion in 2015, when billions of dollars were spent supporting the ruble after the West imposed sanctions in response to Crimea.

Still, jitters over the events rippled on Thursday in Russia. The central bank had to intervene to prop up the ruble after it plunged to a record low.

Following an early-morning address by Mr. Putin in which he made public the start of a "special military operation" in Ukraine, Russians lined up at automated-teller machines to withdraw cash amid fears the government would restrict hard-currency withdrawals.

Mr. Putin has tightened his grip over Russian society, which could help him withstand any domestic opposition to the Ukraine invasion. He enjoyed a burst of pop-

ular support when Russia annexed Crimea. And while his popularity had slipped somewhat in recent years on concerns over the economy, a poll taken before the invasion by the independent Levada Center pollster found Mr. Putin's approval rating at 69%.

On Thursday, crowds of Russians demonstrated at rallies. Authorities detained more than 850, according to protest monitor OVD-Info.

But room for dissent has generally been squeezed in Russia after authorities over the past year dismantled the opposition, closed top rights groups and forced several independent media to close.

Meanwhile, state media have offered a full-throated defense of the Kremlin's aggression. On Thursday, the country's communications regulator threatened heavy fines and blocking websites of media that published information about the campaign not citing Russian sources.

—Evan Gershkovich contributed to this article.

THE UKRAINE CRISIS



ARIS MESSINIS/AGENCE FRANCE-PRESSE/GETTY IMAGES

Black smoke rose Thursday from a military airport near the city of Kharkiv in eastern Ukraine. President Volodymyr Zelensky said Russia was striking not only military targets but also civilian sites.

Russia Strikes Broadly

Continued from Page One

like this was in 1941 when it was attacked by Nazi Germany," Ukraine's minister of foreign affairs, Dmytro Kuleba, said on Twitter. "Ukraine defeated that evil and will defeat this one."

Earlier, President Volodymyr Zelensky said Ukraine had sustained 137 dead and 316 injured on Thursday. He said Russia was striking not only military targets but also civilian sites.

In an address posted during the night, Mr. Zelensky said that Ukraine's future is in the hands of its army. "We are alone in defending our state. Who else wants to fight with us? Honestly, I don't see anyone," he said.

Mr. Zelensky said that he is Russia's principal target as Moscow seeks to decapitate Ukraine's democratically elected government. "The enemy has marked me as enemy number one," he said. "They want to destroy Ukraine politically by destroying the head of the state." He said he is staying in the government quarter of Kyiv, adding that undercover Russian sabotage groups have infiltrated the capital.

"They are turning civilian cities into military targets," he said. "This is vile and will never be forgiven."

Roughly 100,000 Ukrainians have been displaced, according to estimates from the United Nations High Commissioner for Refugees.

Ukrainian officials said Russia had attacked on a wide front along the country's frontiers from Belarus to the north, Russia to the east and Russian-controlled Crimea in the south. By nightfall Thursday, Russian forces captured the now-defunct, Soviet-built Chernobyl nuclear-power station, the site of the world's worst atomic energy disaster, and the surrounding exclusion zone, Kyiv said.

The White House said it had credible reports that Russian soldiers were holding staff at the nuclear site as hostages.

Videos posted by Ukrainian authorities showed evidence of fierce fighting around the country, with downed aircraft and damaged tanks and armored personnel vehicles from both sides.

President Biden called Mr. Putin's move an unprovoked, unjustified attack and said the U.S. would impose new sanctions on Russian banks, the country's elites and its largest state-owned enterprises, ramping up Washington's efforts to punish Moscow.

"Putin is the aggressor. Putin chose this war, and now he and his country will bear the consequences," Mr. Biden said during a speech at the White House Thursday afternoon.

'Declaration of war'

Mr. Zelensky, the Ukrainian leader, earlier had said the Russian attack at Chernobyl risked a new radiation leak and called it "a declaration of war against the whole of Europe." He urged Ukrainians to

take up arms. "We are defending our freedom," he said. "Be ready to support your state on the squares of your cities."

The offensive—for which around 190,000 troops were massed around Ukraine—amounted to Mr. Putin's most aggressive move to redress what he views as Russian losses since the collapse of the Soviet Union, the end of the Cold War and the expansion of the North Atlantic Treaty Organization and the European Union toward Russia's borders.

Moscow's assault presented the U.S. and its allies with a test of their unity over how to respond to Mr. Putin's challenge to the global balance of power. The U.S. has promised harsh economic sanctions, but Mr. Putin has leverage, too: Russia is a major supplier of energy to Europe.

U.K. Prime Minister Boris Johnson said his administration would work with other Western countries on sanctions that he said would hobble the Russian economy.

The U.S. Treasury said it was sanctioning nearly 90 Russian financial institutions, including the two largest banks, VTB and Sberbank.

On Thursday, Russian soldiers deployed by helicopter seized the Hostomel air base northwest of Kyiv. Ukrainian officials said late Thursday

that they had retaken the airport after intense fighting. Another column of Russian troops was closing in on Kyiv from the northeast, witnesses said.

Curfew in Kyiv

Columns of Ukrainian armored vehicles drove through Kyiv's government quarter on Thursday, and security forces protecting Parliament and ministry buildings were deployed in full battle dress. Mykhailo Podolyak, a presidential adviser, said Russian forces could attempt to enter the area by stealth to try to remove the country's political leadership. Kyiv's mayor declared a 10 p.m. curfew.

Russian tanks were also deployed on the outskirts of Kharkiv, Ukraine's second-largest city, witnesses said, which is about 20 miles from the Russian border. A battle there left four Russian armored vehicles destroyed, a witness said. Another offensive thrust was aimed at Kherson, a city on the Black Sea north of Crimea, Ukrainian officials said.

"The Russian blitzkrieg has failed," said Lt. Gen. Valery Zaluzhny, the commander of Ukrainian armed forces. "They will be washed in their own blood."

On Thursday, Russia's overwhelming air superiority al-

lowed Moscow to destroy most of Ukraine's air defense and air force. The Russian Defense Ministry spokesman, Maj. Gen. Igor Konashenkov, said Russian forces had hit 74 Ukrainian military facilities, including 11 air fields, three command centers and a naval base.

The U.S. believes Russia has launched about 160 missiles since it began its invasion. Throughout the day, Russian forces "have gotten closer to Kyiv," a senior de-

The U.S. believes Moscow has launched roughly 160 missiles in the invasion.

fense official said at the Pentagon on Thursday.

Ukrainian officials also said military facilities and other infrastructure had been hit near the border with Poland, a NATO member. The objects struck included a television tower in the city of Lutsk, some 50 miles from the frontier, Lutsk airport and a nearby military army base.

Ukrainian forces were also battling Russians in the Chernihiv region north of Kyiv, said Oleksiy Arestovych, a

presidential adviser. "It won't be easy, but we'll stop them," he said in Kyiv.

Putin's warning

Just before airstrikes began, Russian television aired a speech by Mr. Putin in which he said, "Circumstances require us to take decisive and immediate action" to remove Ukraine's leaders, whom he accused of "committing numerous bloody crimes."

The Russian leader railed against the eastward expansion of NATO in the decades since the 1991 collapse of the Soviet Union, saying Moscow had been faced with "deceit and attempts at pressure and blackmail." He issued a pointed warning against any attempt to stop Russia's move into Ukraine, saying Russia was "one of the most powerful nuclear powers in the world."

Mr. Putin justified his actions by saying he was answering appeals for help from leaders of two Russian-controlled breakaway regions, Donetsk and Luhansk, which he recognized as independent this week. He said he didn't intend to occupy Ukraine.

Kremlin spokesman Dmitry Peskov, meanwhile, said that Russia is prepared to negotiate with Ukraine if it agrees to become what he called "a neu-

tral country" and stop deploying weapons.

"Nobody is talking about occupation," he said. "Ukraine should ideally be liberated and cleaned of Nazis."

Russia's government has long described the Ukrainian government led by Mr. Zelensky, a former comedian of Jewish origin whose grandfather was a World War II veteran of the Soviet army, as a group of neo-Nazis on the American payroll.

In Kyiv, the acrid smell of burning documents wafting from the windows of government buildings hung in the air.

On the city's main Khreshchatyk avenue, veterans of the eight-year war against Russian-backed forces in eastern Ukraine set up tents to sign up volunteers to fight. "There is a Russian threat," one of the veterans said. "Our main task is to prevent panic."

Locals make plans

People lined up at gas stations and ATMs as many locals sought to leave Kyiv for the relative safety of the western city of Lviv. Supermarkets were open, and customers packed carts with items ranging from bottled water to cat food and cigarettes.

"Ukrainians are strong people. Many fled. But we will stay here in Kyiv and do what we must," said a man who asked to be identified only by his first name, Oleksandr. "If we have to, we will fire at them from every window of my home."

Outside government buildings, security forces in body armor and helmets stood guard against saboteurs.

Ukraine's central bank, meanwhile, limited cash withdrawals to 100,000 Ukrainian hryvnia a day, equivalent to about \$3,340. It also fixed the official exchange rate.

In the Black Sea port city of Odessa on Thursday, Alexander Vernik, 36 years old, an entrepreneur with fashion-export and construction businesses, said he heard an explosion near the train station. "Of course people are panicked," he said.

Yevhen Rachkovsky, 25, an Odessa filmmaker, said he had packed a go bag with documents, money and medicine, when his sister called to warn him with news of impending Russian strikes. "We've been living under the pressure that something's coming," he said. "We understood that it's happening. I'm kind of afraid, afraid for my family."

Ukrainian lawmakers passed emergency legislation on Wednesday to allow Kyiv to prepare for a Russian attack, with Mr. Zelensky's political rivals putting their grievances aside in the name of defending Ukraine's independence.

"Ukraine above all. As long as the risk of invasion remains, we are taking a moratorium on anything that undermines national unity," former President Petro Poroshenko, Mr. Zelensky's main rival, said in an interview. "The Ukrainian people are showing unity, the Ukrainian society is showing unity, Ukraine's responsible statesmen are demonstrating unity."

—Thomas Grove, Benjamin Katz, James Marson, Gordon Lubold, William Mauldin, Lindsay Wise and Tarini Parti contributed to this article.



EMILIO MORENATTI/ASSOCIATED PRESS

Ukrainians fleeing the capital of Kyiv triggered traffic on Thursday. Many locals sought the relative safety of the western city of Lviv.

WORLD NEWS

Kushner's Diplomacy Pivots to Business

Trump's son-in-law tours Persian Gulf, offering policy-related funding opportunities

RIYADH, Saudi Arabia— Jared Kushner has toured Persian Gulf monarchies with a pitch for his new \$3 billion fund: Get a piece of deals made possible by Trump administration diplomatic initiatives such as the Abraham Accords, which forged Israeli relations with several Arab states.

By Stephen Kalin, Summer Said and Dion Nissenbaum

Mr. Kushner, former President Donald Trump's son-in-law and senior adviser, has met in the past two months with the crown princes of Saudi Arabia and Abu Dhabi, sovereign-wealth fund, oil and investment officials, and senior bankers, people familiar with the meetings said.

His wife, Ivanka Trump, who was also a senior adviser in her father's administration, often accompanied him on trips to Saudi Arabia, the United Arab Emirates and Qatar that mixed business and leisure, the people said.

In one pitch to a major investment bank in the region last month viewed by The Wall Street Journal, Mr. Kushner's presentation for his new firm, Affinity Partners, included a slide about "investment opportunities" that listed several Trump administration initiatives. Among them: the Abraham Accords, the U.S.-Mexico-Canada Agreement trade pact, the former president's Israel-Palestinian peace initiative and his phase-one trade deal with China.

Mr. Kushner was the Trump administration's point person on Middle East peace. He played an instrumental role in the U.S.-brokered pact to normalize relations between Israel



Jared Kushner and Ivanka Trump between Israel's former Prime Minister Benjamin Netanyahu and his wife Sara Netanyahu last year.

and several Arab states in 2020, including the U.A.E. and Bahrain, and organized a conference in 2019 to promote a \$50 billion economic program aimed at reviving talks between Israel and the Palestinians.

"Our unique experience and perspective allows us to tie macro and government policy trends to economic themes and investment opportunities," the presentation slide said.

People familiar with Affinity Partners' efforts said the new fund aims in part to build on the Abraham Accords by finding investment opportunities that bring together Americans, Israelis and Emiratis, including helping to broker deals for Is-

raeli companies to do business in the Gulf. Some of the firm's other associates were deeply involved in the accords and other foreign-policy initiatives under Mr. Trump.

Mr. Kushner's attempts to do business with foreign-government officials he dealt with during the Trump administration don't violate any U.S. laws, ethics groups said. But Virginia Canter, chief ethics counsel at Citizens for Responsibility and Ethics in Washington, a nonpartisan group that has been led by people affiliated with the Democrats, said Mr. Kushner's recent activities represented an ethically questionable use of public office for private gain.

"It calls into question what his motives were when he was engaged in some of those initiatives, in particular the Abraham Accords, and whether or not he was using that more as a vehicle to serve his post-employment interests," she said.

A person close to Mr. Kushner dismissed Ms. Canter's ethics concerns. "The private sector has an important role to play in advancing the Abraham Accords," the person said.

Mr. Kushner has failed to secure much money in the Gulf, getting a clear no from the Qataris and Emiratis, who were discouraged by Mr. Kushner's limited investment record, according to people familiar with those discussions.

"Kushner's fund didn't make commercial sense for the Qataris," said a person familiar with their thinking.

But his pitch has sparked debate in Saudi circles, where some officials believe an investment could pay off if Mr. Trump runs for and wins the White House again in 2024. Aides to Crown Prince Mohammed bin Salman, who developed a close relationship with the former president's son-in-law, have advised him that Mr. Kushner's ties to former U.S. and Israeli officials and Mr. Trump's continued influence in the Republican Party could prove useful, according to people familiar with the matter.

The Saudis haven't decided whether to invest in Mr. Kushner's fund, the people said.

Kalman Sporn, a New York-based veteran of Middle East financial transactions and managing director at boutique investment firm Marylebone LLC, said the oil-rich Arab monarchies in the Gulf are looking primarily to attract capital to their own countries for internal investment and generally offer private-equity investments only to seasoned fund managers like KKR & Co.

"It will be interesting to see if the affinity people had for Jared in the diplomatic realm transfers to his commercial activities," he said.

Alongside private-equity veterans Asad Naqvi and Bret Pearlman, Affinity Partners has hired several Trump White House officials, including Mr. Kushner's then-deputy, Avi Berkowitz; retired Army Maj. Gen. Miguel Correa, whose close ties to Abu Dhabi's crown prince helped broker the Abraham Accords; and John Rader, who worked on trade relations with Canada and Mexico.

Other former administration officials hired by Mr. Kushner's company include senior adviser to the president Kevin Hassett, deputy director of the National Economic Council Thomas Storch, White House policy coordinator Nick Butterfield, and associate counsel to the president Chad Mizelle.

Mr. Kushner's recent travels have allowed him to reconnect with foreign officials he developed close ties with while in government. In January, he and Ms. Trump went to the U.A.E., where he met with Sheikh Mohammed bin Zayed Al Nahyan, and attended Dubai's Expo 2020 world fair. On an earlier trip they attended the Formula One race in Abu Dhabi with one of their sons, sitting in Sheikh Mohammed's paddock, according to people in attendance.

WORLD WATCH



Zahir Jaffar, center, was sentenced to death for killing a woman who refused to marry him.

PAKISTAN
Man Sentenced To Death for Killing

A Pakistani court sentenced a man from a prominent industrialist family to death on Thursday, after finding him guilty of beheading a childhood friend who had refused to marry him. The ruling will likely be appealed.

Zahir Jaffar's killing of Noor Mukadam last year shocked the country. The verdict was quickly hailed by civil society groups.

The prosecution had alleged that Jaffar, 30, had a long-running friendship with Ms. Mukadam, 27, the daughter of a diplomat, but she rejected his romantic advances.

Jaffar, who has both Pakistani and U.S. citizenship, raped Ms. Mukadam before brutally murdering her, police said in reports submitted to the court during the trial.

Ms. Mukadam's family and friends along with human-rights activists organized a movement around her death, demanding justice, holding candlelight vigils, and launching a social-media campaign, #justicefornoor.

The trial shed light on the pervasiveness of violence against women in Pakistan. Hundreds of women are killed in Pakistan each year in similar cases, and the numbers of those subjected to violence and sexual assaults are growing.

Ms. Mukadam's father, Shaukat Ali, welcomed the verdict.

—Associated Press

YEMEN
U.N. Says 13 Million Face Food Shortage

The head of the United Nations food agency warned that 13 million Yemenis are headed for starvation due to a protracted civil conflict and a lack of funding for humanitarian aid.

Yemen is "in a very bad situation," with more than 40% of the population already relying on food supplies from the World Food Program, David Beasley said, speaking from the capital, Sana'a. "We're feeding 13 million people out of a nation of 30 million people, and we are running out of money," he added.

Since the coronavirus pandemic hit, more people have been facing the threat of starvation globally, which has put tremendous pressure on the WFP, Mr. Beasley said. Now, 285 million people around the world face the threat of starvation, making it more difficult to attend to Yemen's needs, he added. He said his agency was forced to cut rations in half for eight million Yemenis due to the shortage of funds.

According to the WFP, around 811 million people across the globe don't have enough food, and an estimated 45 million people in 43 countries are at risk of famine.

The WFP needs an extra \$9 billion to meet the rising demand for food aid around the world, Mr. Beasley said.

—Associated Press

THE NETHERLANDS
Apple Store Hostage Taker Has Died

A gunman who held a hostage for hours in the Apple Store in Amsterdam before he was run over by police as he chased the hostage out of the shop died Wednesday evening, a spokesman for Amsterdam prosecutors said.

The man had demanded a ransom of €200 million, or the equivalent of \$224 million, in cryptocurrencies during the five-hour standoff. The incident paralyzed one of Amsterdam's most popular nightlife neighborhoods on Tuesday, as dozens of heavily armed police surrounded the store, managing to free about 70 people from the building that houses the shop before the suspect was detained.

Police Chief Frank Paauw said the suspect, a 27-year-old man from Amsterdam armed with a handgun and an automatic weapon and wearing camouflage clothing, was run over by police as he chased his fleeing hostage.

The hostage was a Bulgarian man, police said. They didn't release his identity.

After the suspect was run over, a robot checked him for explosives as snipers in nearby buildings took aim, green laser beams from their weapons clearly visible in the night sky.

Mr. Paauw said the man was taken to a hospital with serious injuries.

—Associated Press



The Paper You Know. Now in Digital.

Access your daily paper anytime, and from anywhere with our Print Edition App. Enjoy convenient access to full-page articles for easy reading and more.

WSJ members have exclusive access. If you haven't yet, activate your digital account today at [WSJ.com/connect](https://www.wsj.com/connect) to start exploring.

**DOWNLOAD THE APP AT
[WSJ.COM/PRINTAPP](https://www.wsj.com/printapp)**

ARTS IN REVIEW



Haley Bennett as Roxanne and Peter Dinklage as Cyrano

METRO-GOLDWYN-MAYER PICTURES

FILM REVIEW | JOE MORGENSTERN

‘Cyrano’: Right Words, Wrong Notes

IN JOE WRIGHT’S lavish “Cyrano,” which stars Peter Dinklage as the impassioned poet-soldier, one of the hero’s friends, and his captain in the King’s Guard, refers to Cyrano’s “unique physique.” It is and it isn’t. By now audiences have seen so much of Mr. Dinklage, mainly thanks to “Game of Thrones,” that he’s the best kind of known quantity—a formidable artist and certified star who invests every role with power and feeling. What’s unique here is the pairing of actor and character. Who better to portray the torment of a lyrical soul in a body that stands, or so Cyrano fears, between him and his beloved Roxanne? No need for a nose job this time. The casting is perfect in concept, and occasionally fulfills its promise, but in a notably imperfect film that’s afflicted by a be-numbing score and dreary songs.

The production, set in the 17th century and shot—by Seamus McGarvey—on the island of Sicily, is an expansion of Erica Schmidt’s stage version of “Cyrano de Bergerac,” the 1897 play by Edmond Rostand. In the film, as in the 2018 Goodspeed Opera House produc-

tion of the play, Roxanne is played by Haley Bennett. She’s an endearing creation—radiant in her love of life, exuberant in her love of words, dreamily enamored of the handsome, tongue-tied Christian (Kelvin Harrison Jr.), a recently recruited Guardsman, and unaware that she is adored beyond measure by the peerlessly eloquent Cyrano, who can’t express his love for fear that his appearance makes him unworthy in her eyes.

One of the strengths of this latest approach to the venerable tale is its earnestness. The participants in this triangle are inflamed by love that is unwaveringly ardent, and irony-free. When Steve Martin and the director Fred Schepisi reworked the Rostand story in their 1987 “Roxanne,” the result was absurdist comedy with a quick wit in a contemporary setting, and a delight from beginning to end. Mr. Wright, whose films include “Atonement” and “Darkest Hour,” concentrates on the feelings behind the words. He stages the most potent moments with stripped-back simplicity, and one pivotal scene with an intensity that’s almost unendurable—the

camera studying Cyrano’s face as he listens to Roxanne declaring her love, his expression of incipient joy turning to crushing grief as he realizes that Christian, not he, is the object of that love.

But “Cyrano” is also a musical, with a score and songs by Bryce Dessner, Aaron Dessner, Matt Berninger and Carin Besser, and the music isn’t just banal, it’s de-

Peter Dinklage stars as the title character in a musical adaptation of ‘Cyrano de Bergerac.’

structive. How can you break into song when there’s no song to break into, only a music-adjacent drone that operates in a narrow tonal range, like a one-string ukulele? “Words fail me,” Cyrano sings. So does melody, of which there is next to none. Mr. Dinklage’s singing is tentative at best, yet there’s no way of knowing what he might have done with

songs that elevated the drama instead of flattening it into the musical equivalent of mumblecore.

It’s not just the quality of the songs but their content and deployment. The worst one comes toward the end of the film in a sequence that would have been clumsily conceived even without the addition of bad music. It’s when Cyrano and Christian go off to war. Never mind that we don’t know who they’re fighting, or for what reason. The deepest mystery is why we are listening to a long, cheerless song, “Wherever I Fall,” in which a succession of soldiers we don’t know take turns singing at befuddling length about their lives, which we have no reason to care about. What we do care about is Cyrano’s fate, so much so that it’s easy, for a while, to overlook the film’s lapses.

They pile up, though. The gleeful energy of the early passages—Roxanne pursued by the loathsome Duke De Guiche (Ben Mendelsohn), smitten by Christian, enchanted by Cyrano’s words as spoken and written by Christian—gives way to a number of scenes that are slow and airless. (The King’s Guard

bursting inexplicably into dance doesn’t help.) Christian, as played by Mr. Harrison, is likable and attractive, but not very interesting. There’s no sense of Cyrano having any connection to the guards, apart from his friendship with Christian as well as the guards’ captain, Le Bret, who’s played heartily by Bashir Salahuddin. Mr. Dinklage’s performance, beautifully urgent as it is on the whole, sometimes turns busy and lugubrious. And for all the talk about Cyrano’s eloquence, and the impact of the letters he writes Roxanne in Christian’s name, there are far fewer flights of dazzling language than Messrs. Martin and Schepisi launched in “Roxanne,” whose Cyrano figure was a fire captain called C.D. Bales.

Maybe that’s a good thing, at least for the new film’s commercial future. In the 35 years since “Roxanne” was released, audiences have not, it’s safe to say, become more verbal. But they have certainly grown in their awareness of loneliness and spiritual solitude, of inescapable otherness. Mr. Dinklage’s Cyrano is a loner like no other.

TELEVISION REVIEW

JOHN ANDERSON

A Show About Uber Is More Than Routine Fare

CASTING the inherently likable Joseph Gordon-Levitt as the insurmountably loathsome Travis Kalanick was a masterstroke of “Super Pumped: The Battle for Uber,” and one that conforms to the series’ paradoxical purpose: portraying Uber itself as one of the more wildly successful—and wildly unpopular—business phenomena of the Silicon Valley era.

With its first seven episodes based on the Mike Isaac book of the same name “Super Pumped” is intended as a series of season-long stories, the second of which, predictably enough, will be about Facebook (based on a forthcoming Isaac book). The objective, according to Showtime, is to explore companies and moments that “rocked the business world to its core and changed culture.” Uber, which has grown from a ride-hailing app to a many-tentacled service provider, certainly qualifies. And if the inaugural “Super Pumped” is any indication, the series will also be approaching the story of startups as cult-like crusades led by charismatic leaders and flawed prophets. As Bill Gurley (Kyle Chandler), Kalanick’s main money man, explains to an associate, he once thought of his various “founders” as either Jesus or David Koresh. And now? “Oh, they’re all Koresh,” he says. “The trick is to quit the cult and get out of the



compound before they burn it to the ground.”

Gurley plays with fire in “The Battle for Uber,” which is often more intriguing than it is purely entertaining. Much of the dialogue arrives as speechifying, whether or not someone is giving a speech. The clichés abound: “We’re out of dry powder”; “She wrote the playbook”; “It’s time to think about the business that you have chosen” (with its echo of “Godfather II”); and Kalanick declaring that “You gotta let them off the leash sometimes,” as his employees prepare to commit millions in damage to a Las Vegas hotel. (“Super Pumped” likes parties enough that no one ever seems to be on a leash.) When Kalanick runs up against the San Francisco transportation commissioner Randall Pearson (Richard Schiff)—a pawn of the taxi industry who wants to close Uber down—Kalanick vows to push back. “You sure, TK?” asks one of his team. “They say you can’t fight City Hall.” Finding out who

said it first would likely require an archaeological expedition.

The first episode tells us most of what we need to know; narrator Quentin Tarantino fills in a lot of blanks, as Uber rises, and rises some more. It’s the Gurley-Kalanick story, though, that gives narrative muscle to “Uber,” which plays with our expectations and maybe even has a moral. Gurley, of the venture-capital firm Benchmark, gets on board with Kalanick despite what the viewer will perceive as the latter’s attitudinal impairments, but it becomes clear that what we’re watching is one con man con another. And vice versa.

Gurley is simply willing to overlook Kalanick’s delusional sense of self-worth and obnoxious quali-

ties in order to tap into his drive, so to speak. Uber is actually the brainchild of Garrett Camp (Jon Bass), but Camp knows he needs someone like Kalanick to pilot the concept into the shark-infested waters of Silicon Valley finance. Kalanick is who you enlist when you don’t want to be ruthless yourself.

A viewer will expect at the outset to sympathize with Kalanick over Gurley, but that’s not what happens. Mr. Gordon-Levitt is a force of nature and emotional ballistics, a loose cannon, a cocked pistol, a misguided missile. But Mr. Chandler, so adept at playing bad guys who think they’re good (his performance as the ex-husband in “Carol” comes to mind), is the conscience of both Uber and “Uber.” He tries to counsel Kalanick, to steer the Uber CEO away from indulging

his worst instincts, to little avail. (The real-life Kalanick, amid a trunk-load of controversies, resigned in 2017 under pressure from Uber’s board, which here includes Uma Thurman as Arianna Huffington.) The most tender moments of “Super Pumped” occur not between Kalanick and the girlfriend he throws over (Annie Chang) or the one he moves on to (Bridget Gao-Hollitt) but his mother, played by Elizabeth Shue. As usual, Ms. Shue elevates whatever proceedings she’s part of, and she injects some genuine humanity into the series—if not her son. She’s a terrific actress. She’s not a miracle worker.

Super Pumped: The Battle for Uber

Begins Sunday, 10 p.m., Showtime

Elisabeth Shue as Bonnie Kalanick and Joseph Gordon-Levitt as Travis Kalanick, above left; Kyle Chandler as Bill Gurley, left



ELIZABETH MORRIS/SHOWTIME (2)

ARTS IN REVIEW



'Rue de Rivoli, à Paris—Vue Instantanée' (1860s), left; installation view of 'City of Cinema: Paris 1850-1907' at LACMA, below left; Mary Cassatt's 'In the Loge' (1878), below right

Western world, especially large cities like Paris, in the late 19th century. Diligent visitors will note the placement of a plaster model of Rodin's 'Pygmalion and Galatea' beside a Jean-Léon Gérôme painting of the same couple, though not, alas, the one hanging at the Metropolitan Museum in New York. The pairing underscores the theme of static representation giving way to new ways of seeing, with movement achieving primacy. Even more effective, and pertinent, in this respect is the arrangement of several of the pioneering English photographer Eadweard Muybridge's sequences of horses in motion next to a casting of Degas's 'Horse With Jockey,' all created in the 1880s. (Apparently great minds really do think alike.)

Two purely mechanical devices rightly inspire the sort of reverence usually reserved for great art or holy relics: a fully functional replica of Émile Reynaud's Théâtre Optique and an original Cinématographe, one of 450 developed by Auguste and Louis Lumière. Both items hail from the collections at the Cinémathèque Française. But whereas the Lumière Brothers have come to represent the apogee of early cinema worldwide, Reynaud met an opposite fate. Though he was, for a time, fabulously successful and his contributions to what became modern moviemaking were numerous and included film perforation, he eventually emerged so embittered that shortly before World War I he destroyed his life's work.

In many ways, this show is an assemblage of objects and modes that history has rendered defunct. But that doesn't mean such artifacts can't be cherished and even appreciated anew. For me, an oil painting with rear illumination from 1834—dubbed a diorama—of Pisa's beloved Camposanto is that thing. The work, fashioned by Charles-Marie Bouton and Louis Daguerre (the latter would later lend his name to an early form of commercial photography), transfixes viewers by gradually altering the scene's light, from dawn to dusk. And I, for one, could watch the change for hours.

Though there is no official link between this show and the recently opened Academy Museum of Motion Pictures, a mere two-minute walk away, the proximity should be taken advantage of by all who have the time. For LACMA, at least during the next several months, is giving welcome prologue to the epic story that its next-door neighbor was created to tell.

City of Cinema: Paris 1850-1900 Los Angeles County Museum of Art, through July 10

Mrs. Mermelstein writes for the Journal on film and classical music.

EXHIBITION REVIEW

City of Lights, Camera, Action

A show in Los Angeles looks at Paris's pivotal role in the birth of the movies



By DAVID MERMELSTEIN

Los Angeles motion pictures move fully into their second century, it's no surprise to find art museums paying more attention to cinema.

After all, nothing conveys legitimacy like longevity. And silent film's heyday, which didn't seem so far away even in the 1970s, is at last starting to feel like a very long time ago. (We're now just five years from the centenary of sound film's earliest days.)

So nothing about "City of Cinema: Paris 1850-1907," the new exhibit exploring the nexus between the birth of motion pictures and the City of Lights, strikes one as especially daring. That's a good

thing, because this show, a collaboration between the Musée d'Orsay in Paris and the Los Angeles County Museum of Art, where it is on display through July 10, feels very much grounded in scholarship and sound thinking rather than in tiresome trendiness.

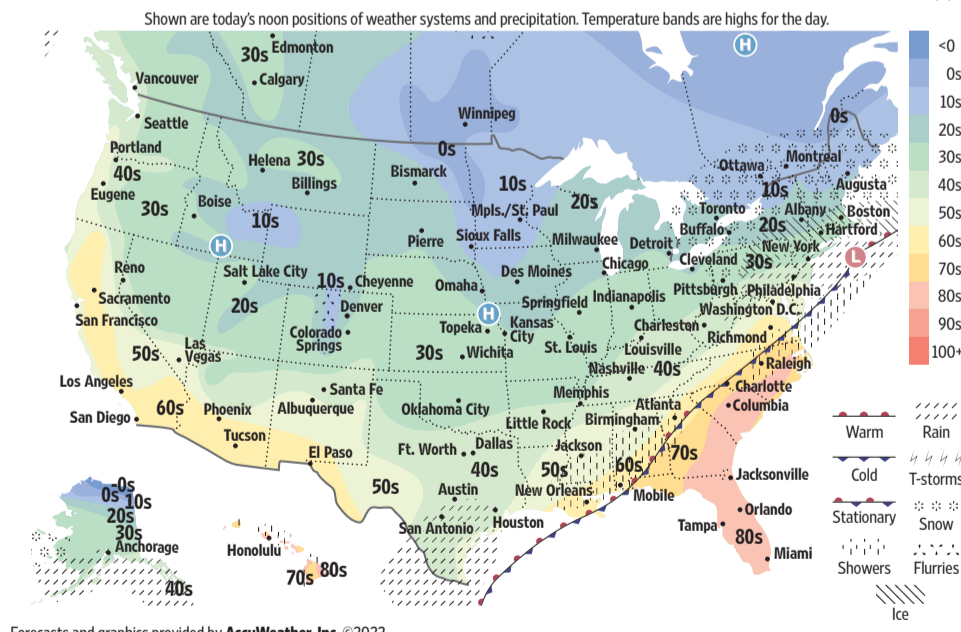
Curated by Leah Lehmbek and Britt Salvesen of LACMA and Vanessa R. Schwartz of the University of Southern California, the exhibition is at once two things: an early, or even pre-, history of cinema and also a snapshot of Paris in that vital period when the very nature of visual art was being redefined. The show is an impressive grab bag of paintings, sculptures, lithographs, early photography and various objects either directly connected with the topic (like magic lanterns and stereoscope postcards) or tangen-

tially so (a porcelain tableau of an itinerant peep show circa 1850 or a silk folding fan from around 1905 depicting a clowder of cats intently viewing animated rats projected on a screen).

The exhibit's organization—with various media commingling in vague groupings like "The World Comes to Paris," "Worlds for World Making" and "Around the World"—may strike some as haphazard, but that loose presentation lends the show desirable energy and prevents the scourge of didacticism from prevailing. It also means the suites of objects can be appreciated in pretty much whatever order a visitor wishes. As with a Parisian street scene, there is no "proper" way to view things; the point is to take it all in. Many of the nearly 200 items

here feel familiar—scenes from the Paris Exposition of 1900, say, or lithographs from the Pathé company—but it is their juxtaposition in this space that revives our interest in them. Take, for example, several of the exquisite paintings borrowed to help set the scene, including Mary Cassatt's "In the Loge," with a black-clad matron staring intently through opera glasses at either the action on stage or, perhaps, other patrons; two depictions of the Gare Saint-Lazare by Monet, each emphasizing the smoke billowing from locomotives in the covered depot; and Gustave Caillebotte's "On the Pont de l'Europe," which reveals a sliver of the scene above the same station. All depict some aspect of the great mechanical and commercial changes that swept the

Weather



U.S. Forecasts

s...sunny; pc...partly cloudy; c...cloudy; sh...showers; t...tstorms; r...rain; sf...snow flurries; sn...snow; li...ice

Table with columns: City, Today Hi Lo W, Tomorrow Hi Lo W. Lists major US cities and their weather forecasts.

International

Table with columns: City, Today Hi Lo W, Tomorrow Hi Lo W. Lists international cities and their weather forecasts.

Table with columns: City, Today Hi Lo W, Tomorrow Hi Lo W. Lists international cities and their weather forecasts.

The WSJ Daily Crossword | Edited by Mike Shenk

Crossword puzzle grid with numbered starting points for clues.

HAPPY TOGETHER | By Matt Gaffney

- 1 Root beer rival of Dad's and Hires
2 Key of Pachelbel's Canon: Abbr.
3 Mini-maze runner
4 Twinkling thing
5 Transported by cart
6 Nest egg money

Puzzle contest section including 'Previous Puzzle Solution' grid and 'PUZZLE CONTEST' logo.

SPORTS

JASON GAY

The Bleak Truth of 'Sportswashing'

Phil Mickelson brazenly acknowledges the moral trade-off with a problematic partner, and the sports world roils



These are supposed to be easy days for Phil Mickelson.

At 51, the veteran pro golfer is one of the most successful and recognizable players in the sport. His unexpected victory at the PGA Championship last spring was one of the best golf moments in eons, a thrilling crescendo on an already historic career.

Now in his fourth pro decade, there's no pressure for Mickelson to deliver memorable Sundays. Sponsors don't need wins; they're coasting on past deeds. All Mickelson has to do is show up for tournaments in his slouchy shoulders and head-to-toe black, and the crowd will gleefully cheer:

Phil!!!!!!

Of course, if you know anything about the golfing life of Phil Mickelson, you know he has seldom made it easy on himself.

He is the type of maddening player who can turn a par-3 into a double-bogey adventure, or make a brilliant flop shot from the fescue look routine. It's what makes Phil *Phil*—that he's simultaneously his own best weapon, and his worst, mind-numbing enemy.

Now he's in the rough once more, this time off the course.

Mickelson is under siege and taking time away from golf after a series of remarks about his involvement in efforts to challenge the PGA Tour—an organization he feels has financially shorted its top players—by launching a Saudi-financed rival "Super Golf League."

In case you missed it: Mickelson was quoted by the longtime golf writer Alan Shipnuck—who has a book on Mickelson coming soon—as acknowledging the Saudi regime's "horrible record on human rights," citing its treatment of gay people and its implicated involvement in the death of journalist Jamal Khashoggi.

"Knowing all of this, why would I even consider it?" Shipnuck quoted Mickelson asking. "Because this is a once-in-a-lifetime oppor-



Golf star Phil Mickelson's comments about a Saudi-backed 'super league' are roiling the sport. He has apologized.

tunity to reshape how the PGA Tour operates." Mickelson criticized the PGA Tour as a "dictatorship" of its own.

It was blunt, loose talk about a moral dilemma—uncustomary for a sport used to caution and moving behind closed doors. Golf sponsors seldom want affiliation with anything or anyone making waves.

Blowback was immediate, and Mickelson apologized Tuesday. "I was reckless, I offended people and I am deeply sorry for my choice of words," he said in a

lengthy statement posted on social media in which he claimed his comments were off-the-record and taken out of context, a charge Shipnuck firmly denies. A longtime sponsor, KPMG, dropped him, and Mickelson said was hitting pause on golf to "work on being the man I want to be."

The situation appears entangled with the complicated, love/hate feelings about Mickelson within the sport. What's getting a little lost is this: What Mickelson brazenly said about the Saudi financing quandary, out loud—in es-

sence, *I can look away because the money is too good to pass up*—is precisely the bargain being struck quietly across plenty of other industries and endeavors.

Mickelson spoke insensitively, but how different, really, is his cold, cynical calculation than the ones being struck in all kinds of problematic environments?

In sports, we are in the grim age of "sportswashing," in which athletics are used to steam press and sanitize the reputations of questionable stakeholders.

We're still in the hangover for

the dreary Beijing Winter Olympics, where the International Olympic Committee idly let the Chinese government use the Games to try to polish its reputation against criticism of its human-rights record. Soccer is readying to move its Champions League final out of Russia, which is now attacking Ukraine. Soon comes the World Cup in Qatar, as activists cringe.

In Mickelson's case, the trade-off is being acknowledged straight up. Shipnuck quotes the golfer himself using the term "sportswashing" in their conversation.

"Mickelson's offense was, as the expression goes, saying the quiet part out loud," Jennifer Rubin wrote in the Washington Post the other day. "Shamelessness is widespread these days."

Here's Shipnuck himself: "I must say I am a little surprised at the intensity of the backlash. Wasn't it obvious all along that Mickelson was playing the Saudis against the PGA Tour? I guess it hits differently when you say the quiet parts out loud."

Still, Mickelson's acknowledgment of the conflict doesn't make it more palatable, or make Mickelson some kind of brave disrupter, as his semi-apology statement seemed to imply. If the Olympic boycotts and ratings dips are any indication, the public is growing increasingly aware and turned off by these dubious "sportswashing" arrangements. Good.

What's also clear is that Mickelson's commentary has put a major dent in any momentum for the Super Golf League.

Star players have come forward in recent days to reiterate their support for the PGA Tour. Instead of putting the golf establishment on its heels, his remarks appear to have reinforced the establishment, and alerted a public that's increasingly wary of sports hypocrisy.

All because Phil...was Phil. He's seldom made the sport of golf easy on himself, and it isn't going to get any easier now.

Soccer Has Spent Years Befriending Russia. Now It Has a Problem.

By JOSHUA ROBINSON

RUSSIAN PRESIDENT VLADIMIR Putin's speech to a soccer stadium on a warm Moscow afternoon in 2018 had been more than a decade in the making. There had been campaigns behind the scenes, deals in back rooms, and billions of dollars thrown at the project, but the effort had worked: Putin was hosting the first ever World Cup in Russia.

"In our country football is not just the most popular sport," he told a packed Luzhniki Stadium at the opening match. "Russians love football. And that is what we call love at first sight."

The feeling was mutual. International soccer has spent much of the 21st century entangling its interests with Russia's, including major sponsorship deals and the awarding of hosting rights to major matches and tournaments. But following Russia's invasion of Ukraine this week, the game's authorities are facing urgent choices.

The first will be to strip St. Petersburg of the marquee event of the club soccer calendar, the Champions League final, according to a person familiar with the decision, which is due to be confirmed after an emergency meeting of Eu-

ropean soccer's governing body on Friday. The Russian national team is also due to play a make-or-break World Cup qualifying playoff against Poland in Moscow next month, even as Russian troops shell parts of Ukraine just miles from the Polish border. And more broadly, Gazprom, the Russian state-owned energy company, has had its logo on the prestigious Champions League since 2012.

UEFA, European soccer's govern-

UEFA, European soccer's governing body, will hold a special meeting on Friday.

ing body, will hold a special meeting of its Executive Committee on Friday morning to discuss how to proceed. Though the committee includes one prominent Gazprom executive, UEFA is set to move the Champions League final away from Russia amid outcry from Western governments. The organization hasn't yet selected a new host.

U.K. foreign minister, Liz Truss, had called on Wednesday for the

game to be moved away from the Gazprom Arena, which hosted matches during the 2018 World Cup and Euro 2020.

"UEFA shares the international community's significant concern for the security situation developing in Europe and strongly condemns the ongoing Russian military invasion in Ukraine," UEFA said.

That soccer could even be in this position is the fallout from years of welcoming Russian investment. The earliest splash came in 2003, when Roman Abramovich, a post-Soviet oil baron with connections to Putin, acquired Chelsea in London and immediately turned it into the biggest spender in Europe. (Abramovich was not one of the three Russian oligarchs sanctioned by the British government earlier this week, but did run into U.K. visa problems after a clampdown in 2018.)

But Abramovich's investment was primarily a personal enterprise. A larger state-driven push came afterward. In the late 2000s, Russia began working to host the 2018 World Cup and, in a late surprise, beat out bids from Spain and England in a dramatic vote in 2010.

It was around that time that



FIFA president Gianni Infantino, left, and Russian President Vladimir Putin.

Gazprom also entered the frame with sponsorship of half a dozen UEFA competitions and putting its name across the jerseys fronts of three clubs in Russia, Serbia and Germany. That German team, Schalke, found itself in an awkward position as the media that cover it and even members of club staff roundly condemn Russia's actions. The sponsorship agreement with Gazprom, which dates back to 2007, is currently worth between 9 million and 15 million euros (\$10 million and \$16.8 million) a season.

And on Thursday, it made the drastic decision to remove the logo from its shirts.

"In view of the events, development and escalation of the past few days, FC Schalke 04 has decided to remove the lettering of its main sponsor—Gazprom—from the jerseys," the club said. "This step follows discussions with Gazprom Germania."

Schalke manager Dimitrios Grammozis also appeared at a regularly scheduled news conference on Thursday in a jacket that was conspicuously missing its usual Gazprom logo. And the German tabloid Bild has stopped printing images of the Gazprom logo on Schalke shirts in its pages, covering it up instead with a box that reads "Freedom for Ukraine" in German.

"It is of course clear that such events are not just a background noise, but rain down on you very, very strongly in everyday life," Grammozis said.

These uncomfortable associations are a problem that soccer

keeps running into, through its global reach, universal appeal, and constant need for more investment. Forever searching out new partners, authorities such as FIFA and UEFA have repeatedly welcomed the influence of governments whose motivations go far beyond sports, from awarding the 2022 World Cup to Qatar despite its checkered human-rights record to bringing in state-backed sponsors from around the world.

The other global sports body that periodically puts itself in a similar spot with authoritarian governments is the International Olympic Committee, which has staged two of the past three Winter Olympics in Russia and China while trumpeting a message of peace. But during the 2014 Games in Sochi, the IOC could only stand by as its Russian host began annexing Crimea before the Olympic flame was snuffed.

Eight years later, the IOC has again found itself decrying a Russian breach of what it calls the Olympic Truce.

"Today, IOC President Thomas Bach reiterates his call for peace, which he expressed in his speeches at the Opening Ceremony and the Closing Ceremony of the Olympic Games," the IOC said. "At the Opening Ceremony, he called on the political authorities: 'Observe your commitment to this Olympic Truce. Give peace a chance.' At the Closing Ceremony, he asked the political leaders 'to be inspired' by the 'example of solidarity and peace' set by the Olympic athletes."



The Champions League final was scheduled for St. Petersburg. European soccer's governing body is set to move the final.

OPINION

REVIEW & OUTLOOK

Putin's New World Disorder

Vladimir Putin's invasion of Ukraine early Thursday marks the failure of Western deterrence and a return to the age of authoritarian conquest. Now we'll see if Europe and the U.S. awoken from their illusions of eternal post-Cold War peace and security to address the new world disorder.

The first step is admitting the colossal Western misjudgment that Mr. Putin could be appeased. He snatched part of Georgia in 2008, and the world did little. He grabbed Crimea in 2014, and Barack Obama said there would be "costs" and Russia was "isolated." But Western sanctions were weak. Europe watched this aggression and still made itself hostage to Russian energy supplies and blackmail. Europeans, of all people, forgot their own history of the 1930s.

Mr. Putin also meddled in U.S. elections and sanctioned cyberattacks on the U.S. homeland, but the U.S. tore itself up with the false Russia collusion narrative. No wonder Mr. Putin thinks that adding Ukraine back into Greater Russia is worth the risks. He is betting on more appeasement after the fall of Kyiv and the installation of a puppet government.

What to do now? The first and overriding priority is to make Mr. Putin pay a severe price for launching this war. This means helping Ukraine resist the initial invasion and to assist an insurgency if Russia attempts an occupation. Mr. Obama refused to give Ukraine lethal weapons after the Crimea and Donbas invasions of 2014. Donald Trump sent Javelin antitank weapons, but the U.S. failure to do more for the Ukrainian military before this invasion has been shameful.

NATO should give the Zelensky government in Ukraine whatever it needs for self-defense. Conventional weapons to destroy tanks, helicopters and ships will help as long as Ukraine's military keeps fighting. Communications equipment to show the world what's happening is critical in the digital age.

An insurgency will be harder to sustain than many in the West think given Russia's brutal methods. But the West should help whoever is willing to fight with intelligence, explosives and other weapons. An occupation with continuing Russian casualties would erode Mr. Putin's support at home.

President Biden has promised the toughest sanctions ever, but those announced Thursday don't measure up. The banking sanctions and export controls are significant, but not targeting Russia's access to the Swift financial clearing system is a mistake. Notably, he mentioned no sanctions on Mr. Putin's main financial lifeline—energy exports. This is a bow to Europe's dependence on Russian gas, but it's a sign of weakness. Mr. Putin's windfall from \$100-a-barrel oil offsets any sanctions hit.

The new sanctions also don't target Mr. Putin or all of his Kremlin mafia. With Russian

missiles killing Ukrainians, what is Mr. Biden waiting for? The U.S. should finally disclose to the world—and to the Russian people—what it knows about the wealth of Kremlin officials and oligarchs. The U.K. sanctions are especially pathetic given London's role as sanctuary for Russian assets, which can be showcased and seized.

Mr. Putin's bet is that a "shock and awe" attack will result in a quick military victory, decapitate Ukraine's leadership, and mute any resistance. Then he will promote calls for a ceasefire on his terms, and he will try to exploit Western divisions to mute sanctions. The false hope will return that Mr. Putin can be lured to join the West to counter China.

The U.S. doesn't need to declare war on Russia or send U.S. troops to fight in Ukraine. But the Ukraine invasion proves beyond doubt that Mr. Putin's goal is to restore Greater Russia, blow up NATO, and create trouble for the U.S. everywhere he can. For the sake of global peace and stability, the U.S. and Europe need to put Mr. Putin's political control in Russia at risk. The enemy isn't Russia. It is Mr. Putin and his Kremlin coterie.

The larger meaning of Russia's Ukraine invasion is that the world has entered a dangerous new era. Or perhaps it's more accurate to say the world has returned to its pre-World War II state in which the strong take advantage of the weak, and authoritarians are on the march.

The post-Cold War order has depended on U.S. economic and military power, not on the illusion that the "international community" can enforce world order. Could there be a better display of United Nations impotence than Russia presiding on Wednesday over a Security Council session on Russia's invasion?

Mr. Biden and his advisers continue to believe in this community of nations fantasy, but this is a time for sturdier alliances of conviction and interests. If Mr. Putin consolidates control in Kyiv, he will surely increase the threats against NATO's border countries. The alliance will have to fortify its eastern front, and Europe in particular will have to rearm. The political war on fossil fuels needs to end.

Some Americans will want to concede Russia this sphere of influence and say it's Europe's problem. But a world in which Russia dominates Eastern and Central Europe, Iran dominates the Middle East, and China dominates East Asia will not be safe for U.S. interests. Regional powers have a habit of becoming global threats, especially when they work in concert—as Russia, China and Iran are already doing.

We can debate if Mr. Biden's weakness on Afghanistan caused Mr. Putin to believe he could invade Ukraine, but you fight a new Cold War with the President you have. Mr. Biden now has to rally the world and the American public to understand the stakes in Ukraine and counter the rapidly increasing threats to America.

John Kerry's Ukraine Emissions

Former U.S. Secretary of State John Kerry warned in an interview this week about "massive emissions consequences" from a Russian war against Ukraine, which he also said would be a distraction from work on climate change. Nevertheless, he added, "I hope President Putin will help us to stay on track with respect to what we need to do for the climate."

What's overheated here is Mr. Kerry's brain. His comments came before Vladimir Putin began Thursday's massive assault on Ukraine. But the BBC says the interview was taped this week, and the alarms about Mr. Putin's impending attack have been ringing loudly. Mr. Kerry was running Foggy Bottom in 2014 when Mr. Putin invaded Crimea. How has he failed to internalize that Mr. Putin is a bad actor motivated by power and Russian revanchism?

Mr. Kerry told the BBC that he hopes Mr. Putin realizes Northern Russia is thawing, "and his infrastructure is at risk, and the people of Russia

are at risk." We'll wait until you stop laughing. Mr. Putin deserves to be made a pariah. Western leaders like Mr. Kerry shouldn't be wondering whether a polite tea in Moscow might induce him to slightly lower next year's oil production when he can enrich the Kremlin by selling it for \$100 a barrel.

Mr. Kerry's defenders—assuming they exist—might say he's merely fulfilling his role as President Biden's climate envoy. And Mr. Kerry did express to the BBC his concerns about "the people of Ukraine," as well as the principle of using force to alter boundaries.

But Mr. Kerry's comments aren't a gaffe. They reveal the Biden Administration's obsession with climate, and with punishing fossil-fuel production, which has made the U.S. and Europe vulnerable to Mr. Putin's energy blackmail. The climate lobby has made Mr. Putin more powerful. Every time Mr. Kerry visits Moscow, the boys in the Kremlin must think it's Christmas.

ond graders are in literacy crisis this year, up from 26% before the shutdowns.

Like other recent studies, Amplify reports that minority children suffered disproportionate learning loss. During the last normal school year, only 34% of black and 29% of Hispanic second graders needed intensive intervention to help catch up. This school year 47% of black and 39% of Hispanic second graders have fallen this far behind on literacy, compared to 26% of white peers.

A longitudinal study from the Annie E. Casey Foundation correlated early literacy skills and graduation for nearly 4,000 children. It found that kids "who don't read proficiently in third grade are four times more likely to leave school without a diploma than proficient readers," and "for the worst readers, those [who] couldn't master even the basic skills by third grade, the rate is nearly six times greater."

Blame the teachers unions, which blocked a return to normal learning. If Amplify's findings don't alarm elected officials, maybe recent numbers from Ballotpedia will. Last year there were 92 school board recall efforts nationwide, up from 20 in 2019. Parents know their kids are falling behind in fundamental skills, and they're understandably furious.

LETTERS TO THE EDITOR

Nationalizing 5G Would Be an Unforced Error

In "China's 5G Soars Over America's" (op-ed, Feb. 17), Graham Allison and Eric Schmidt call for the Biden administration to build a "national highway system" for 5G wireless networks. This is consistent with Mr. Schmidt's previous calls for a nationwide wireless wholesale network managed by the federal government and anointed government contractors. A similar idea was also proposed by some Trump administration officials before it was criticized on a bipartisan basis and buried. Does this op-ed foretell a new push toward a nationalized 5G regime?

Instead of relying on a government-run wireless operator, let's stick with what made the U.S. the world leader in 4G: the entrepreneurial brilliance of the private sector investing risk capital. The authors omit that the U.S. wireless industry will have invested almost \$300 billion in 5G infrastructure when all is said and done. But if they are looking for taxpayer dollars, last year's infrastructure legislation will contribute \$62 billion more on broadband, on top of

the Federal Communications Commission's \$9 billion annual outlays in direct and indirect broadband support.

Messrs. Schmidt and Allison also omit that the same report they cite reveals that the U.S. has the highest 5G availability, at 49.2% and growing, while China has only 20.1%, and that our urban 5G download speeds are toe-to-toe with China's.

The government could spur 5G deployment by scheduling more spectrum auctions and reloading the spectrum "pipeline." But having the government own the means of wireless production would be a poor choice. A healthy dose of competitive paranoia is needed to excel in the global marketplace, but exaggerating to create a crisis to justify a nationalized wireless regime would undermine the authors' ostensible goal of having the U.S. lead the world in 5G, and eventually 6G.

ROBERT M. McDOWELL
Hudson Institute
Vienna, Va.

Mr. McDowell was an FCC commissioner (2006-13).

Methane Emissions and American Agriculture

"Methane Clampdown Gives Cattle a Break" (U.S. News, Feb. 14) presents an incomplete picture of the reasons the Biden administration isn't calling for increased regulation of animal agriculture in its climate initiatives.

Agriculture contributes roughly 10% of U.S. greenhouse-gas emissions, and beef production accounts for only 2%. The article focuses on cattle methane emissions but fails to take the entire life cycle of the animal into account. Methane, unlike carbon dioxide, breaks down relatively quickly in the atmosphere, which means methane from cattle is being destroyed even as new gases are created. The carbon byproduct caused by the breaking down of methane is then absorbed by plants that will feed the cattle again.

Still, farmers are committed to continuous improvement. U.S. agriculture leads the world in climate-smart farming, whether it's the 140 million acres enrolled in conservation programs, the growth in no-till and low-till farming or prescribed nutrition for cattle and methane digesters. We're making progress while stocking America's pantries.

These innovations thrive through partnerships and investments. Arbi-

trary government mandates threaten the livelihood of farmers and the availability of a quality source of protein for families on a budget, in exchange for very little impact on the climate.

ZIPPY DUVAL
American Farm Bureau Federation
Washington

The consolidation of the livestock industry has concentrated power in the hands of a small number of corporations. These firms control many aspects of the farm yet leave farmers liable for waste disposal, environmental regulations and the financial burdens of meeting industry specifications.

The burdens of environmental regulations need not fall on the shoulders of small-scale family farmers. Let's shift the responsibility to the corporations that control the industry. Congress should mandate enforceable methane regulations and hold corporations responsible for the implementation across their farming operations.

ALEX YOKLEY
Oakland, Calif.

The Other Jan. 6 Committee

Rep. Jim Banks and the four other Republicans writing to challenge Rep. Liz Cheney's defense of the Jan. 6 committee (Letters, Feb. 22) are the very five who were pulled as prospective committee members by Mr. McCarthy after two of them were rejected by Mrs. Pelosi. I dare speculate that had they been committee members, the predominant activity of the investigation would have been procedural infighting.

Mr. McCarthy vowed that Republicans would conduct their own Jan. 6 investigation. That was last July. I am sure he will get to that in due time.

WILLIAM GOLDMAN
Palos Verdes Estates, Calif.

Asian-American Awakening

I wish the editorial "San Francisco's Political Foreshock" (Feb. 17) had emphasized that the school-board recall campaign was a grass-roots effort led mainly by Asian-American parents, many of whom are lifelong Democratic voters. Some are immigrants who had never before been politically active. Running a political campaign was unthinkable to many Asian-Americans before this recall.

Postelection analysis shows that the most substantial "yes" votes to recall came from the city's Asian-majority districts. The recall marks a new political awakening and a rejection of the policies advocated by the Democratic Party's far-left wing. Since Asian-Americans are the fastest-growing racial and ethnic group in the nation, expect the awakening to influence America's future.

HELEN RALEIGH
Frisco, Colo.

Pepper ... And Salt

THE WALL STREET JOURNAL



"I had a good day. I remembered to plug everything in."

CORRECTION

The federal Highway Trust Fund is expected to become insolvent in 2027. In some editions, the year was misstated in "Debt and Inflation Threaten U.S. Security" (op-ed, Feb. 23).

Letters intended for publication should be emailed to wsj.letters@wsj.com. Please include your city, state and telephone number. All letters are subject to editing, and unpublished letters cannot be acknowledged.

OPINION

A Rogue Russia Tries to Reset the World Order



GLOBAL VIEW
By Walter Russell Mead

Vladimir Vladimir Putin has claimed his place in history. Not since Hitler attacked the Soviet Union in 1941 has a European leader committed an act of aggression as brutal or as nakedly cynical as Mr. Putin's utterly unprovoked attack on Ukraine. He has made himself an international outlaw and turned the great nation of Russia into a rogue state.

This is a criminal war of premeditated and unjustified aggression, and Mr. Putin's Western allies and enablers should probably check with their lawyers. The Nuremberg trials punished economic collaborators who enabled Hitler's wars of aggression.

For good or ill, Mr. Putin's gamble will shape the future of Europe and the fate of world order. Western leaders have failed to frustrate his campaign to rebuild an illiberal empire on the haunted ruins of the

Soviet state. Like their predecessors at the beginning of World War II, their own place in history depends on how they respond to a challenge that wiser, more resolute leadership would have nipped in the bud. It would have been easy to stop Mr. Putin 20 years or even a decade ago. Today it will require a much greater effort in a much darker world.

One must at this moment pause to think of the long-suffering people of Ukraine. An independent Ukrainian state briefly emerged from World War I only to be plunged into the horrors of the Russian Revolution and the subsequent civil war. The scars had scarcely begun to heal when Stalin's genocidal policies inflicted new rounds of mass death through deliberately engineered starvation and systemic repression. Then came Hitler's invasion with all the atrocities and brutalities that Nazi occupation could bring—followed by the harsh reimposition of Soviet rule and decades of stagnation under a dictatorship of lies culminating in the Chernobyl disaster. Post-

Soviet Ukraine was never a model of good governance or economic success, but after their tragic history the Ukrainian people had, and have, an incontestable moral right to determine their own future in their own way.

As for the future of American foreign policy, we should not underestimate the difficulties ahead.

If the U.S. response is purposeful, creative and wise, Putin's campaign will ultimately fail.

This is not only about Ukraine, and Mr. Putin will not rest on his laurels if his gamble succeeds. Like any comic-book supervillain, he makes no secret of his goals. He aims to topple the U.S. from its global position, break the post-Cold War world order, cripple the European Union and defeat the North Atlantic Treaty Organization. Russia, even with the addition of

Ukraine, does not have China's superpower potential. But given the incompatibility of its goals with American interests and its demonstrated ability to punch above its economic weight, Russia poses threats that the U.S. cannot afford to ignore.

It would have been better to deal with Mr. Putin's challenge in 2008, when he invaded Georgia, or 2014, at the time of his first invasions of Ukraine. Russia was weaker, China was less challenging, and the U.S. was in a stronger international position. But the American political system elected to kick the can down the road, and here we are. We will have to face an empowered Russia and a resurgent China at the same time, and this complex and dangerous task will require better and more-focused political leadership than Americans have known in this century.

President Biden must use the shock and horror of Russian aggression in Ukraine to build an allied and domestic consensus for a reinvigorated foreign policy. Many of the strategies come from Ronald

Reagan's playbook. We can massively outspend Russia on defense and cyber capabilities. We can marginalize Russia diplomatically while attacking its oil income and limiting its access to technology. We must solidify our alliances while degrading Russian influence everywhere from Syria and Libya to Venezuela, Cuba and beyond.

Mr. Putin is a gifted leader, and we must expect more surprises. But even with the addition of Ukraine, Russia is weaker than the Soviet Union was. If the American response is purposeful, creative and wise, Mr. Putin's campaign against the world order will ultimately fail.

Nothing less can be our goal. "My idea of American policy toward the Soviet Union is simple, and some would say simplistic," Reagan told his foreign-policy adviser Richard Allen in 1977. "We win and they lose." Mr. Putin has sought to return the world to an era of zero-sum international competition under the law of the jungle; he and the acolytes and imitators inspired by his example must be taught why that's bad.

A Hardheaded Guide to Detering Russia and China

By Robert C. O'Brien
And Alexander B. Gray

As Russia wages war against Ukraine, the debate over how to respond has grown increasingly disconnected from the reality of American power in a world of great-power competition. The political landscape has evolved from the post-Cold War era, when a bipartisan coalition of Washington elites could readily call for the projection of American power in faraway conflicts, especially in Europe, even if the connection to U.S. interests was attenuated. After 20 years of counterinsurgency in Iraq and Afghanistan, Americans are understandably weary of foreign entanglements.

Shore up alliances by holding allies accountable, helping key partners, and showing energy leadership.

Further, there is a growing consensus that China's emergence as the foremost strategic competitor to the U.S. necessitates a renewed focus on the Indo-Pacific. Voices on the left and right question why America should care about Vladimir Putin's latest adventurism and why we should commit our prestige, diplomatic capital, military sales and economic well-being to stop him.

Our view is that Washington should take appropriate action to prevent Moscow from subjugating Ukraine. America can't simply look the other way at the invasion of a sovereign European nation by one of our two great geopolitical adversaries. Such a move would undermine the post-1945 world order underwritten by U.S. power and revive the dangerous practice of territorial gain by conquest. Rank appeasement of Russia would undermine the confidence of America's frontline allies in

the Indo-Pacific as well as Eastern Europe.

U.S. steadfastness against Russian aggression isn't about perpetuating the "rules-based order" or other slogans of Davos and Munich. It is required because America's adversaries are constantly monitoring our actions to determine where they can advance. The U.S. withdrawal from Vietnam preceded the Soviet invasion of Afghanistan, the Iran hostage crisis, and the global adventurism of the Soviet Union and Cuba in the 1970s and early 1980s. Last year's Afghanistan debacle appears to have emboldened Russia, China and Iran.

Beijing's increased aggressiveness toward Taiwan has led some commentators to argue that we should ignore Mr. Putin's Ukraine gambit and focus solely on China. While this sentiment is understandable, it misses the point: Beijing is watching how Washington responds to Moscow as it gauges what to do next. If Russia faces a determined insurgency supported by the West, finds its economy shut off from Europe, watches its oligarchs' assets frozen and tied up worldwide and is bordered by a united and strong North Atlantic Treaty Organization, China will surely think twice before attempting to conquer Taiwan.

To deter Russia and China, the Biden administration must act now. Here are six steps it should take:

First, key European partners like Poland, Romania and the Baltic states have requested significant military hardware that remains unapproved or stuck in the U.S. bureaucracy. We have been calling for approval of the Abrams Main Battle Tank sale to Poland for more than a year and commend Defense Secretary Lloyd Austin and Secretary of State Antony Blinken for approving the deal last week. The administration



CHAD CROWIE

should expedite all similar requests.

Second, Finland and Sweden are highly concerned about Russian adventurism. Both maintain capable militaries and defense industrial bases, along with impressive intelligence services. Washington should support the growing sentiment in Helsinki and Stockholm to seek NATO membership. They would strengthen the alliance's northern flank, including in the critical Arctic area.

Third, the U.S. should reassess legacy basing in Germany. Berlin has shown itself unwilling to undertake a leadership role throughout the Ukraine crisis. This development shouldn't come as a surprise given the German industrial elite's dependence on Russian gas and the Chinese export market. With NATO having moved east, Germany is no longer a frontline state. U.S. forces there, other than those manning hospital facilities and airbases, should be repositioned to outposts in Poland and the Baltics and bases in the Indo-Pacific.

Fourth, the Biden administration

energy policy requires urgent re-examination. Oil at \$100 a barrel not only hurts U.S. consumers, it puts billions into Mr. Putin's war machine and Iran's nuclear program. Appeasing Russia and Germany by reversing the Trump administration's policy on the Nord Stream 2 pipeline clearly failed. It is time to stop Nord Stream 2 once and for all. Further, the U.S. must restore its energy leadership. Finishing the Keystone XL pipeline would send Russia and the world a potent message that America is committed to energy independence.

Fifth, NATO must show its adversaries unwavering resolve. Allies that fail to increase defense spending to the required 2% of gross domestic product within three years shouldn't play a leading role in NATO. During Donald Trump's presidency, the alliance's defense spending commitment grew by nearly \$400 billion through 2029, but American taxpayers still carry a disproportionate burden for defending Europe. Under such circumstances it makes sense for only countries that

pay 2% of their GDP for defense to enjoy full voting privileges in the North Atlantic Council, NATO's main decision-making body.

Finally, Russia needs to face real consequences for deterrence to work. The West threatened sanctions but exacted no real penalties when Moscow annexed Crimea and set up a proxy government in Donbas. The Biden administration's sanctions in response to the assertion that parts of Ukraine are "independent" were welcomed but proved insufficient to dissuade Mr. Putin from further action. The free world must make clear to Mr. Putin that Russia's economy will be fully cut off if he doesn't de-escalate forthwith. That means, at a minimum, removing Russia's banks from the Swift system and seizing all oligarch assets world-wide.

Further, Russia should be made to understand that Ukraine's current government would be recognized in exile by the U.S., NATO and most of the world. All diplomatic property and seats at the United Nations and multilateral organizations would be controlled by the legitimate government of Ukraine, not a Putin-installed puppet regime.

The U.S. remains the world's indispensable power and retains global interests. The primacy of the China challenge and justifiable skepticism of U.S. overseas entanglements, born out of the Iraq and Afghanistan interventions, don't mean we can ignore American interests in other areas of the world, particularly today in Ukraine.

Mr. O'Brien served as White House national security adviser and Mr. Gray as National Security Council chief of staff, 2019-21. They are chairman and managing partner, respectively, at American Global Strategies LLC.

Europe Stays in Bed After Its Ukraine Wake-Up Call



POLITICAL ECONOMICS
By Joseph C. Sternberg

Berlin
To describe an event as a "wake-up call" implies the call's recipient will stay awake rather than roll over and fall back asleep.

Which will it be for Western Europe now that Vladimir Putin's invasion of Ukraine has finally happened? Give Europe credit for at least answering the phone. Leaders, particularly in Germany, seem to have been genuinely embarrassed by their weak and disorganized initial response when it became clear in January that an invasion was impending. The weeks since have

seen steady improvement, although from a very low baseline.

German Chancellor Olaf Scholz deserves half a cheer more than he generally receives for his handling of this crisis. All signs had pointed to paralysis. His new government, in office barely a month when the Ukraine emergency started, is composed of three parties: Mr. Scholz's soft-on-Russia center-left Social Democrats, known by the German initials SPD; the human-rights idealists of Foreign Minister Annalena Baerbock's left-wing Green Party; and the pro-business pragmatists of Finance Minister Christian Lindner's Free Democrats. Even that description of countervailing impulses oversimplifies the problem. In practice, there are six or seven "parties" in

Germany's government given the complex divisions within each party on foreign-policy matters.

Outsiders (my fellow Americans, this means you and me) frustrated with Mr. Scholz's slowness to work with NATO allies on sanctions, military aid to Kyiv and the like might have underestimated these coalition-building challenges. From this perspective it's near miraculous that Mr. Scholz announced on the first morning after Russia's move into Eastern Ukraine this week that he would block the opening of the Nord Stream 2 gas pipeline.

That project is overwhelmingly popular among German voters. Its salesman in chief is the country's last SPD chancellor, Gerhard Schröder. Willy Brandt's "Ostpolitik" of rapprochement with Moscow in the late 1960s is the only original foreign-policy idea the SPD ever had, and pressure within the party to stick to that line is immense. Despite these headwinds, Mr. Scholz formed a tenuous consensus for a somewhat harder line on Russia.

But Mr. Scholz still only gets half a cheer, because this amounts to an enormous political effort to settle debates Berlin ought to have resolved 14 years ago, when Mr. Putin first started attacking Russia's neighbors. Worse, the one strategic issue Berlin has managed to settle, it settled in exactly the wrong way.

That's energy policy. Climate protection might as well be the established religion in Germany, complete with tithes in the form of

consistently high energy prices. German politicians and citizens agree they want their future to be zero-carbon. They've all gotten a crash course the past month in how quickly that domestic-policy virtue signaling transmogrifies into a strategic vulnerability.

Germany remains heavily dependent on natural gas, which found favor there in recent decades as a lower-emissions "transition fuel" while Berlin ditched coal and nuclear but before

Leaders understand what's at stake in the conflict but are in denial about what a solution requires.

enough windmills and solar panels were installed to power Europe's largest economy. Germany remains heavily dependent on Russian natural gas because successive German governments tried as hard as possible to discourage themselves and the rest of the world from investing in non-Russian production and shipping.

Answering the Ukraine wake-up call here would mean adopting a new understanding of how this bunch of policies, once viewed solely through a domestic lens, affect national security or conflict with other values such as "solidarity" with Ukraine. A simple step, and a sign Germany is starting to get it, would be to delay

the shutdown of the country's remaining three nuclear plants scheduled this year.

Yet across multiple conversations with foreign-relations and economic experts here over the past two weeks, the only thing everyone agreed on is that nuclear power won't return to Germany. The political consensus against it is too strong. Most of the experts understand, more or less, how dangerous this antinuclear policy is. Politicians and voters are in denial.

This isn't to pick only on the Germans. Across Europe the same problem repeats itself. The U.K. is only now starting to discuss the vulnerability of its financial system to Russian money launderers and asset hiders because London has not previously been willing to jeopardize an economic model that relies excessively on its broad financial-services industry to generate jobs, gross domestic product and tax revenue. Cracking down on Russia there might require substantial regulatory and enforcement changes touching the entire industry. Italy faces German-style energy vulnerabilities thanks to its own hostility to nuclear power.

Waking up suggests not only a change in mental state from asleep to alert, but also a change in physical position from horizontal under the duvet to upright and dressed for the day. Alertness is not necessarily Europe's shortfall here. Europe's problem is that as awake as it is regarding the Putin threat, it still doesn't want to get out of bed.

THE WALL STREET JOURNAL.

PUBLISHED SINCE 1889 BY DOW JONES & COMPANY

Rupert Murdoch
Executive Chairman, News Corp

Matt Murray
Editor in Chief

Karen Miller Pensiero, Managing Editor
Jason Anders, Deputy Editor in Chief
Neal Lipschutz, Deputy Editor in Chief

Thorold Barker, Europe; **Elena Cherney**, Coverage;
Andrew Dowell, Asia; **Brent Jones**, Culture,
Training & Outreach; **Alex Martin**, Print &
Writing; **Michael W. Miller**, Features & Weekend;
Emma Moody, Standards; **Shazna Nessa**, Visuals;
Matthew Rose, Enterprise; **Michael Siconolfi**,
Investigations

Paul A. Gigot
Editor of the Editorial Page

Daniel Henninger, Deputy Editor, Editorial Page;
Gerard Baker, Editor at Large

DOW JONES | News Corp

Robert Thomson
Chief Executive Officer, News Corp

Almar Latour
Chief Executive Officer and Publisher

DOW JONES MANAGEMENT:
Daniel Bernard, Chief Experience Officer;
Mae M. Cheng, SVP, Barron's Group; **David Cho**,
Barron's Editor in Chief; **Jaron P. Conti**, General
Counsel, Chief Compliance Officer; **Dianne DeSevo**,
Chief People Officer; **Frank Filippo**, EVP, Business
Information & Services; **Robert Hayes**, Chief
Business Officer, New Ventures;
Aaron Kissel, EVP & General Manager, WSJ;
Josh Stinchcomb, EVP & Chief Revenue Officer,
WSJ | Barron's Group; **Jennifer Thurman**, Chief
Communications Officer

EDITORIAL AND CORPORATE
HEADQUARTERS:
1211 Avenue of the Americas, New York, N.Y., 10036
Telephone 1-800-DOWJONES

If you have an investment portfolio of \$500,000 or more, get...

99 TIPS TO MAKE YOUR RETIREMENT MORE COMFORTABLE



Fisher Investments has combined our investing skill with our clients' practical knowledge of retirement life and found 99 ideas to help you be successful. Get them by calling 866-610-9996 or visiting FisherRetireWell.com/Advice



Tip #10
Figure out retirement cash-flow needs.

Tip #12
Why you need to plan on living longer than you expect.

Tip #13
How to protect against inflation and longevity's impact on your income needs.

Tip #23
What to tell adult children about your finances.

Tip #26
Why paying down your mortgage before you retire might be a bad idea.

Tip #18
Beware of annuities.

Tip #40
A way to manage taxes in retirement.

Tip #85
How to spend less but keep your lifestyle intact.

IF YOU HAVE AN INVESTMENT PORTFOLIO OF \$500,000 OR MORE, PLEASE CALL TO GET 99 RETIREMENT TIPS NOW. It's geared to help you get better outcomes from your retirement. Claim your copy today.

About Fisher Investments

Fisher Investments is a money management firm serving over 100,000 clients as well as large institutional investors.* We have been managing portfolios through bull and bear markets for over 40 years. Fisher Investments and its subsidiaries use proprietary research to manage over \$208 billion in client assets.*

*As of 12/31/2021.

Tip #100

Special Bonus Thank You

When you request your copy of *99 Retirement Tips*, we'll also send you a special bonus report, *Maximize Your Social Security for Retirement*, at no cost or obligation. It's only available from Fisher Investments and it will help untangle some of the common confusions about Social Security to help you make better decisions. This might be the best tip of all.



If your portfolio is \$500,000 or more,
call now for your FREE** guide and bonus offer!
Toll-free 866-610-9996
Or visit FisherRetireWell.com/Advice

**No cost and no obligation beyond completing a short request form and brief survey.
©2022 Fisher Investments. 5525 NW Fisher Creek Drive, Camas, WA 98607.
Investments in securities involve the risk of loss. Past performance is no guarantee of future returns.

BUSINESS & FINANCE

© 2022 Dow Jones & Company. All Rights Reserved.

THE WALL STREET JOURNAL.

Friday, February 25, 2022 | B1

S&P 4288.70 ▲ 1.50% S&P FIN ▼ 1.17% S&P IT ▲ 3.47% DJ TRANS ▲ 2.09% WSJ \$IDX ▲ 0.85% 2-YR. TREAS. yield 1.544% NIKKEI (Midday) 26353.58 ▲ 1.47% See more at WSJ.com/Markets

SEC Probes Trades by Musk Brothers

Investigation focuses on whether recent stock sales by siblings violated insider rules

By Dave Michaels

WASHINGTON—The Securities and Exchange Commission is investigating whether recent stock sales by Tesla Inc. Chief Executive Elon Musk and his brother Kimbal Musk violated insider-trading rules, according to people familiar with the matter.

The SEC's investigation began last year after Kimbal Musk sold shares of Tesla valued at \$108 million, one day before Mr. Musk polled Twitter users asking whether he

should unload 10% of his stake in Tesla and pledging to abide by the vote's results. Mr. Musk framed the potential sale as a way to cover any taxes he would need to pay if lawmakers imposed new taxes on unrealized capital gains. Mr. Musk began selling billions of dollars of stock a few days after his tweet.

Kimbal Musk sold 88,500 shares one day before Mr. Musk tweeted about the potential sales of his own. Tesla shares fell sharply in the wake of Mr. Musk's poll—58% of voters said he should sell—indicating the tweet was viewed as negative news.

Spokesmen for the SEC and Tesla didn't respond to a request to comment.

Tesla recently accused the

SEC of harassing the company and Mr. Musk by repeatedly launching enforcement investigations. The friction dates to a 2018 lawsuit in which regulators accused Mr. Musk of misleading investors with a tweet that said he could take the company private.

One question for regulators, according to securities lawyers, would be whether Mr. Musk told his brother about his tweet or about the timing of his sales before Kimbal Musk traded on Nov. 5—or if Kimbal Musk otherwise learned of the poll and then traded. Kimbal Musk serves on Tesla's board.

Kimbal Musk's trading could violate rules that generally prohibit employees and board members from trading

on material nonpublic information. Employees and directors of public companies generally can't buy or sell shares when they are aware of undisclosed material information.

Insider-trading law covers the misuse or theft of information that belongs to a public company. Mr. Musk's plans to trade arguably belonged to him, and not to Tesla and its shareholders, said Adam Pritchard, a law professor at the University of Michigan. In that case, it is unclear whether insider-trading prohibitions would apply to Mr. Musk's actions or to his brother's trades, Mr. Pritchard said.

"What follows is that if the SEC wanted to pursue this, it would be a hard-fought question in court," Mr. Pritchard

said.

Mr. Musk told The Financial Times Thursday that Kimbal Musk was unaware he planned to conduct the poll, while the company's lawyers did know about it.

Officers and directors can avoid insider-trading charges when they buy or sell under a preset trading plan. Using such a program, known as a 10b5-1 plan, insiders can trade at predetermined intervals provided they don't change the plan when they have material nonpublic information.

Kimbal Musk often traded Tesla stock under a 10b5-1 plan, according to securities filings. He made more than 40 disclosures since 2011 indicating the sales were made under

Please turn to page B11

Real-Estate Firms in Talks for \$10 Billion Deal

By Cara Lombardo and Liz Hoffman

Healthcare Trust of America Inc., which owns and operates medical-office buildings around the country, is in advanced talks to combine with smaller rival Healthcare Realty Trust Inc. in a deal that could create a company worth more than \$10 billion.

A cash-and-stock deal could be finalized by early next week, people familiar with the matter said, though the talks could still fall apart. Details of the potential transaction couldn't be learned. The expected move would culminate a monthslong sale process run by Healthcare Trust of America.

Healthcare Trust of America is a real-estate investment trust that had a market value of around \$6.6 billion Thursday afternoon. Healthcare Realty Trust, also a REIT, was valued at \$4.6 billion.

Healthcare Trust of America says on its website it owns and operates over 25 million square feet of space, while Healthcare Realty Trust says it has about 18 million. Both own similar types of properties spread across the United

Please turn to page B2

STREETWISE | By James Mackintosh

Invasion Holds Long-Run Lessons for Investors

Legendary banker Nathan Mayer Rothschild's supposed advice in the Napoleonic wars was to "buy when there's blood in the streets." It proved right when Russia seized Crimea in 2014, with Russian stocks in ruble terms soaring for nearly eight years.

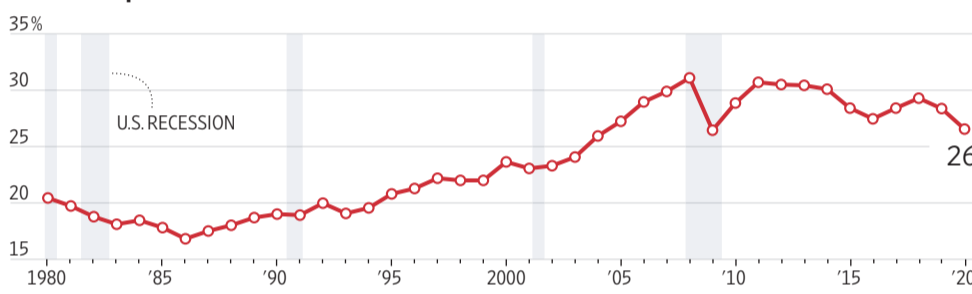
This time, the sound of cannons in Ukraine spells bad news not just for Ukrainians but for investors, too. Western politicians regarded Crimea as another part of the consolidation of Russia's sphere of influence, on a par with Georgia, but not worth getting worked up about—it was Russian until 1954, after all. The invasion of Ukraine is different, and makes real the undercurrent of concern about economic reliance on powerful autocrats who regard the West as the enemy.

In the short run the question is how much fear dominates. Anyone who bought Russian ruble-denominated stocks after the market's 54% drop in the first two hours of Thursday's trading was rewarded by a 42% rise in the next half an hour. Similarly, U.S. stocks fell hard at the open, but ended with the Nasdaq-100 index having its best day since March last year as 2022's equity losers turned into winners. Volatility is likely to remain extreme as the turmoil continues and sanctions ramp up.

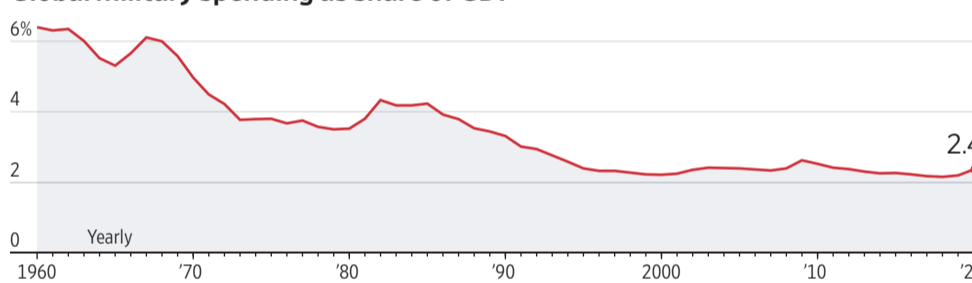
Tempting as big short-term price swings are to the market's gamblers, investors should pay close attention to the long-run shifts that Russia's move will intensify, because they probably mean more inflation and slower growth. They come in three parts:

The Ukraine invasion trashed Moscow stocks and hardened Western attitudes, increasing global trade pressures and the likelihood that global military spending will rise after decades of declining importance.

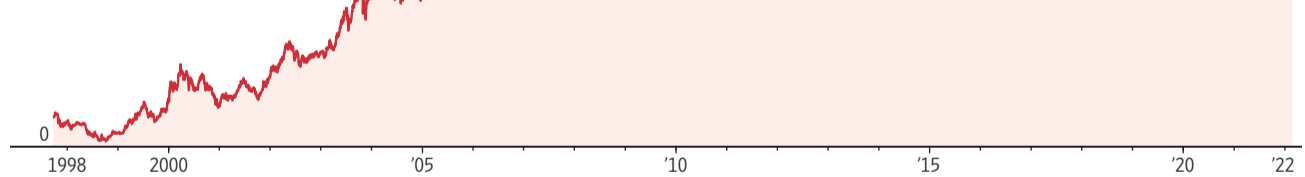
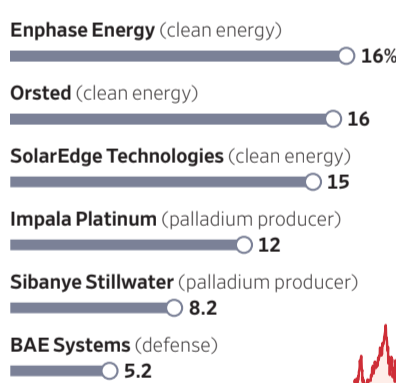
Global exports as a share of GDP



Global military spending as share of GDP



Change on Thursday, selected global stocks



Sources: World Bank (global exports); Stockholm International Peace Research Institute via World Bank (military spending); Refinitiv, FactSet (index); FactSet (change)

to the Stockholm International Peace Research Institute. The pressure to spend more was visible in Europe and East Asia as concerns

grew about renewed threats from Russia and China, but the Ukraine invasion means more spending on weapons is inevitable.

Defense stocks should benefit, and aren't especially expensive, with Datastream indexes that exclude big civilian aerospace companies,

which were hammered by the pandemic, trading at 15 times predicted earnings in the U.S. and 10 times in European markets. Please turn to page B11

Alibaba Shifts Focus as Growth Slows

By Yifan Wang and Will Feuer

Alibaba Group Holding Ltd. posted its slowest growth in quarterly revenue since it went public in 2014 and said it would focus on retaining users on its platforms rather than pursuing user expansion, marking a strategic shift for the Chinese e-commerce giant.

In the October-December quarter, Alibaba's revenue increased 10% from a year earlier to 242.58 billion yuan, or \$38.07 billion as of Dec. 31, missing analyst estimates.

Alibaba, which until recent years was rapidly growing and dominating China's e-commerce market, has been grappling with a host of challenges over the past year. Those in- Please turn to page B2

Music Deal to Fund New, Diverse Artists

By Anne Steele

BlackRock Inc. and Warner Music Group Corp. have invested \$750 million in a fund to amass music-rights catalogs from female and diverse artists, according to people familiar with the deal.

The fund, in partnership with music investment and management firm Influence Media, is taking a novel approach to the frothy market in a bet on younger songs.

Unlike many recent blockbuster deals for decades-old music that can provide stable returns for passive investors collecting royalty payments, the new fund is focused on so-called modern evergreen music. It is investing in artists who are still writing music

and looking to actively work—and maintain a stake in—their catalogs alongside their investors.

Bob Dylan, Bruce Springsteen and Sting are among older mega-acts who have cashed in on their music. They have capitalized on a frenzy of deal making amid listeners' preference for older music, tax advantages for artists on their catalog sales and high valuations driven by the idea that music is a recession-proof asset. But artists earlier on in their careers have also been looking to cut deals, and some investors are seeing upside in taking a stake in younger works.

The fund has already deployed \$300 million on 20 cat- Please turn to page B2

INSIDE



BUSINESS NEWS

Carvana buys used-car auction firm for \$2.2 billion as growth slows. B3

HEARD ON THE STREET

Key Swift platform used for payments is hard to switch off. B12

Boardroom Clash at Aerojet Hinders Pentagon Supplier

By Doug Cameron

A boardroom battle at Aerojet Rocketdyne Holdings Inc. is playing out in lawsuits and clouding the future of the U.S. rocket engine maker, after the collapse of its planned \$4.4 billion sale to Lockheed Martin Corp.

Aerojet is a supplier to defense companies and the National Aeronautics and Space Administration and is in the middle of an internal legal fight, pitting a board executive led by Aerojet Chief Executive Officer Eileen Drake against one headed by Warren Lichtenstein, the company's executive chairman.

Mr. Lichtenstein, a veteran hedge-fund manager who has

pursued activist campaigns at other companies, also heads an investment firm seeking control of Aerojet's board.

The boardroom dispute became public after antitrust enforcers at the Federal Trade Commission in January sued to block the Lockheed Martin deal, which led the company to drop its bid for Aerojet on Feb. 13. The agency argued a deal would harm rival defense contractors and lead to unacceptable consolidation in markets critical to national security.

Ms. Drake and Mr. Lichtenstein both have three allies on the eight-member board, according to lawsuits the two competing factions filed against each other this month,

indicating that the board is deadlocked. Both executives have denied the allegations leveled in a flurry of lawsuits between the board factions that they either tried to undermine the planned Lockheed deal or coming board nomination process.

"We are confident in our strategic plan and future performance and are poised to deliver substantial value to our shareholders," said Ms. Drake in a statement alongside Aerojet's quarterly results last week. Ms. Drake had no further comment.

Mr. Lichtenstein said via a representative that he is "completely aligned with fellow shareholders, and has oper- Please turn to page B2

INDEX TO BUSINESSES

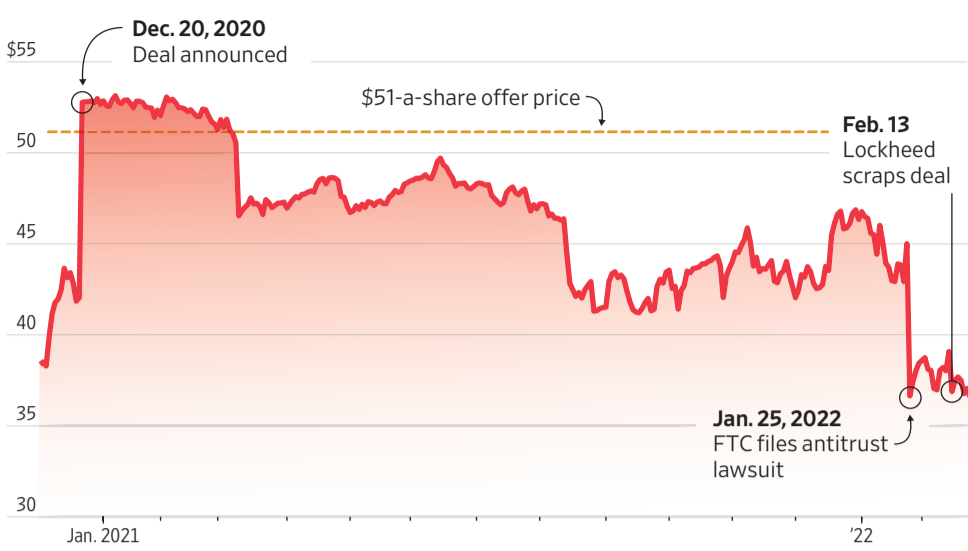
These indexes cite notable references to most parent companies and businesspeople in today's edition. Articles on regional page inserts aren't cited in these indexes.

A	E	News Corp.....B4
Activision Blizzard.....B3	Euronav.....A6	New York Times.....B4
Aerojet Rocketdyne.....B1	F	Nokia.....B4
Affinity Partners.....A11	Ford Motor.....B2	Northrop Grumman..B11
AGL Energy.....B12	G	P
Alibaba.....B1	GameStop.....B3	Pinduoduo.....B2
Alphabet.....B4	Gazprom.....A6	Playtika.....B3
Anheuser-Busch InBev.....B3	Goldman Sachs.....B11	Point72 Asset Management.....B3
Atlantian.....B12	H	R
AT&T.....B4	Hanna Andersson.....B11	Raine Group.....B3
B	I	Raytheon Technologies.....B2
BAE Systems.....B11	Iberdrola.....A6	T
BDG.....B4	J	Telefon L.M. Ericsson.B4
BlackRock.....B1	JPMorgan Chase.....B12	Tesla.....B1
Boeing.....B2	L	Thales.....B11
Brookfield Asset Management.....B12	L Catterton.....B11	T-Mobile US.....B4
BuzzFeed.....B4	Lockheed Martin.....B1	U
C	LVMH Moët Hennessy Louis Vuitton.....B11	UnitedHealth.....A1
Change Healthcare.....A1	M	United Technologies...B2
China Petroleum & Chemical.....A6	Melvin Capital Management.....B3	V
Citadel.....B3	Microsoft.....B3	Vox Media.....B4
Citigroup.....B12	Morgan Stanley.....B11	W
D	N	Warner Music Group..B1
Dish Network.....B4		WPP.....B10

BUSINESS & FINANCE

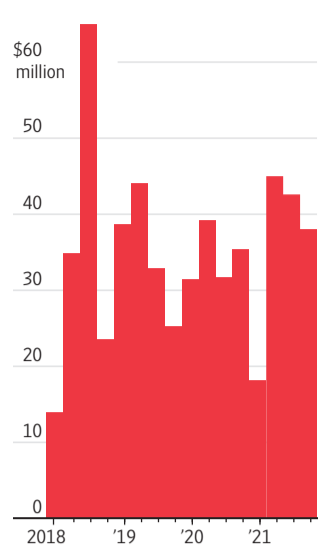
Aerojet shares consistently traded below the \$51-a-share offer price from Lockheed Martin

Aerojet Rocketdyne Holdings share price



Sources: FactSet (shares); S&P Capital IQ (profit)

Quarterly net profit



Aerojet Clouded by Dispute

Continued from page B1
ated with integrity and transparency throughout his tenure on the board.”

Aerojet is a supplier on multiple Pentagon programs including space, missile defense and cutting-edge technology such as hypersonic missiles that can fly at more than five times the speed of sound. The company reported a 7% rise in quarterly profits and record annual sales of \$2.2 billion.

Lockheed Martin is Aerojet’s biggest customer, accounting for a third of sales, but its rocket motors are used on other military and commercial missiles and space vehicles developed by companies including Boeing Co. and Raytheon Technologies Corp.

El Segundo, Calif.-based Aerojet’s importance to national security was highlighted when the Pentagon last week issued an update on the state of defense suppliers, highlighting consolidation in the rocket motor sector as an area of concern. The Pentagon said

the shrinking number of providers could stifle innovation and price competition and leave the military vulnerable to supply disruptions.

Aerojet is one of only two remaining U.S. makers of solid fuel rockets, which defense experts said are preferred because of their reliability and longevity compared with liquid-fueled motors. In 1990, there were eight, according to the Pentagon report. Orbital ATK Inc., the other large producer, was bought by Northrop Grumman Corp. in 2018.

Aerojet and Lockheed Martin had hoped to close their deal last year, but this was extended as the FTC challenged the proposed transaction. Aerojet’s stock price traded consistently below the \$51-a-share offer price because of concerns the deal would be blocked by regulators. The company is valued at almost \$3 billion, the shares closing Wednesday at \$36.59.

Fissures on the board started to appear after the FTC sued to block the Lockheed Martin deal. On Feb. 1, Mr. Lichtenstein’s Steel Partners Holdings LP investment firm—which has a 5% stake in Aerojet—announced plans to launch a proxy contest to replace some directors, including Ms. Drake. Mr. Lichtenstein is also executive chairman of Steel Partners.

Aerojet on the same day announced that it had previously launched an internal investigation into Mr. Lichtenstein, focused on his communications about the proposed Lockheed deal.

The company said the investigation also targeted alleged instances of Mr. Lichtenstein pressuring executives to make changes to financial forecasts as far back as 2020, according to a legal filing.

On Feb. 8, Mr. Lichtenstein and his three board allies sued Ms. Drake and the other three Aerojet directors over the conduct of the next board election.

Ms. Drake has been Aerojet’s CEO since 2015, having previously worked at United Technologies Corp. and Ford Motor Co. She and the three other board members filed a countersuit on Feb. 11.

That suit argued that Mr. Lichtenstein and his camp—Aerojet directors James Henderson, Audrey McNiff, and Martin Turchin—have mounted a “boardroom coup.” It said they were seeking to remove Ms. Drake and lock in Mr. Lichtenstein’s place on the board, despite the continuing internal investigation.

A Delaware judge on Feb. 15 approved a request from Mr. Lichtenstein for a temporary restraining order against Ms. Drake and three board mem-

bers—Kevin Chilton, Thomas Corcoran and Lance Lord. The order barred them from being able to speak on behalf of Aerojet or use its resources in the coming board election. Aerojet has traditionally held its annual meeting in May, though no 2022 date has been set.

Mr. Lichtenstein has been executive chairman of Aerojet since 2016. He has invested in the company and its predecessors since 2000, and his hedge funds have a history of activism, including a successful proxy battle at Aerojet, then called GenCorp, in 2010.

In legal filings, a spokeswoman for Mr. Lichtenstein said he and his allied directors “looked forward to exposing any and all unsubstantiated allegations,” and that they supported the Lockheed Martin deal up until its termination. Mr. Lichtenstein said he was cooperating with the internal probe.

An Aerojet spokesman declined to comment on behalf of Mr. Chilton, Mr. Corcoran and Mr. Lord. A legal representative for the directors didn’t return a request for comment.

The boardroom uncertainty reduces the chances of another suitor approaching Aerojet, said Seth Seifman, aerospace analyst at JPMorgan Chase & Co.

INDEX TO PEOPLE

A	G	P
Arnault, Bernard.....B11	Griffin, Ken.....B3	Peters, Scott.....B2
B	H	Pizarro, Lyllette.....B2
Baesler, Christian.....B4	Henderson, James.....B2	R
C	K	Read, Mark.....B10
Chan, Pam.....B2	Kacprzyk, Artur.....A9	S
Chilton, Kevin.....B2	Kushner, Jared.....A11	Seifman, Seth.....B2
Cohen, Steven.....B3	L	Smalls, Christian.....B4
Corcoran, Thomas.....B2	Lord, Lance.....B2	Solodukhov, Oleg.....A6
D - F	Lichtenstein, Warren..B1	Sporn, Kalman.....A11
De Stoop, Hugo.....A6	M	T
Doukeris, Michel.....B3	McNiff, Audrey.....B2	Turchin, Martin.....B2
Drake, Eileen.....B1	Merrell, Dave.....B4	Z
Duda, Andrzej.....A9	Musk, Elon.....B1	Zandi, Mark.....A6
Fleisher, Michael.....B3	Musk, Kimbal.....B1	Zhang, Daniel.....B2

Alibaba Shifts Focus

Continued from page B1
cluded aggressive competitors, slowing growth in the world’s second-largest economy and Beijing’s regulatory crackdown. In April, Alibaba was hit with a record antimonopoly fine in China for what regulators described as the internet titan abusing its dominant market position.

In a Thursday earnings call, Chief Executive Daniel Zhang said the company would now take a step back from its earlier bid of rapid user expansion.

10%
Increase in Alibaba's revenue
In October-December quarter

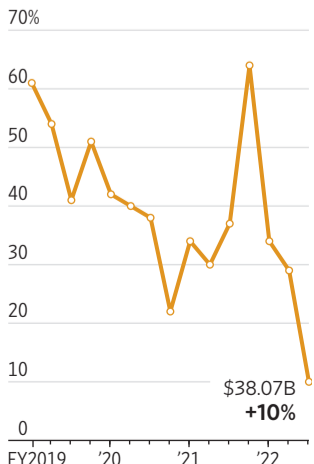
“We believe we have substantively captured all consumers with purchasing power in China,” Mr. Zhang said. “Our focus will shift from new user acquisition to user retention.”

Alibaba’s American depositary receipts closed down around 0.7% Thursday. Its American depositary receipts have fallen around 55% over the past year.

Since early last year, the company has ratcheted up spending on building out its e-commerce platforms in areas such as discounted goods and live-streaming, as emerging rivals such as Pinduoduo Inc. and popular short-video platforms increasingly threatened Alibaba’s market leadership.

These investments have weighed on Alibaba’s overall profitability and led to steep losses at two of its new businesses—Taobao Deals, an app that sells lower-priced goods,

Alibaba's quarterly revenue, change from a year earlier



Note: Fiscal quarter ended Dec. 31.
Sources: S&P Capital IQ; the company

and Taocaicai, a grocery and fresh produce delivery operation, analysts say. Alibaba said it expects to “gradually narrow the operating losses in these two businesses in the next few quarters.”

In the December quarter, net income attributable to shareholders dropped 74% to 20.43 billion yuan, equivalent to about \$3.21 billion, marking the company’s third consecutive quarter of profit declines after it suffered a loss in the first three months last year. The drop was partly due to a \$3.95 billion impairment of goodwill Alibaba took in relation to its digital media and entertainment segment, it said.

Uncertainties remain over China’s macroeconomic conditions. Retail sales, a proxy for China’s consumption, have been slowing down in recent months and rose just 1.7% in December from a year ago. In November, Alibaba’s sales during its “Singles-Day” annual shopping festival, edged up by 8.5%, the worst-ever increase since the company launched the signature promotion event in 2009.

“China’s spending slowdown has concentrated especially in a few categories—apparel, sportswear, skin care and cosmetics. These happen to be Alibaba’s biggest product categories,” said Vinci Zhang, an analyst at Pacific Epoch, a research firm. He estimates that these product types make up about 30% to 40% of total merchandise sales on Alibaba’s platforms.

In November, the company slashed its revenue growth to a 20% to 23% rise for fiscal year 2022, down from an earlier forecast issued in May of about 30%, citing more sluggish consumer spending and increasing competition.

Ant Group, Alibaba’s financial-technology affiliate, had an estimated net profit of 17.61 billion yuan in the previous September quarter, up 21% from the same period a year ago, according to The Wall Street Journal’s calculations based on Alibaba’s earnings disclosures.

The rise in Ant’s profit was mainly due to gains in investments held by Ant, Alibaba said in its disclosures. Alibaba owns a third of Ant and reports its share of profits from the online-payments giant one quarter in arrears.

Last week, Chinese authorities said the country’s online food-delivery platforms should reduce the fees they charge small restaurants and merchants and help alleviate their operating pressures. That sent shares of tech stocks including Alibaba, which runs a delivery business called Ele.me, sliding.

“We remain focused on healthy and sustainable development by serving our customers, especially small and medium enterprises,” Mr. Zhang said on Thursday.

Music Deal To Fund New Artists

Continued from page B1
alogs, including that of songwriter and producer Tainy, best known for his work on hits from Bad Bunny, J Balvin, Rosalia and Shawn Mendes. The fund has also bought into production and songwriting group the Stereotypes, who co-wrote the Bruno Mars hits “24K Magic” and “That’s What I Like”; Jessie Reyez, who has penned hits for Dua Lipa, Calvin Harris and Sam Smith; and Skyler Stonestreet, a songwriter who has written for Justin Bieber and Ariana Grande.

Many investors have said older music is the safest investment, especially as streaming of decades-old catalogs has boomed, proving its staying power. Investing in newer music is seen by many as higher-risk because its popularity for the long run is untested.

Lyllette Pizarro, Influence Media founder and co-managing partner, said she’s bullish on emerging and rising artists, especially in Latin and hip-hop genres. Ms. Pizarro said data are showing the work of certain younger artists is resisting the decay in listenership that has been typical for music less than 10 years old.

“What we’re seeing now is newer titles behaving differently than they have historically,” she said.

Ms. Pizarro said Influence is keen on working to license copyrights in ways beyond

Property Firms Near Deal

Continued from page B1
States.

Scottsdale, Ariz.-based Healthcare Trust of America was founded in 2006 and went



The fund bought into the Stereotypes, a group who co-wrote the Bruno Mars hit ‘24K Magic.’

one-off placements in advertisements or film and TV, and instead form broader strategic relationships.

For revenue growth beyond streaming on services such as Spotify Technology SA, Apple Inc. and Amazon.com Inc., music has been increasingly used in social media, videogames and for fitness apps. Ms. Pizarro pointed to videogaming, 40% of whose audience likes country music, according to MRC Data—music not often found in videogames.

“How do we approach the gaming industry so they’re using more country music and specifically using works in which we’ve invested?” she said.

Influence Media has never

taken a 100% interest in any artist’s work, and has even signed some deals with songwriters for stakes in their future music. That means artists retain a stake in their catalogs and keep a hand in promoting and marketing their music alongside the investors.

BlackRock, through its alternative-investors unit, has been involved in music since 2015, including a partnership with music publisher Primary Wave, which also allows artists to keep an interest in their work but typically works with well-established legacy acts.

BlackRock prefers to partner with firms marketing music rights as opposed to collecting cash passively by

buying into a royalty stream, said Pam Chan, chief investment officer and global head of the alternative solutions group at BlackRock. “The notion of modern evergreen seems like a natural evolution from how we’ve been investing in older music previously,” she said.

Warner has taken outside capital to invest in music catalogs before. In 2019, it launched Tempo Music Investments with backing from Providence Equity Partners, and last year had a \$1 billion war chest, according to people familiar with the matter, after buying up music rights from the Jonas Brothers, Florida Georgia Line, Wiz Khalifa and some top producers.

public in 2012. Its share performance has been mixed over the years. The stock dropped in the early days of the pandemic along with much of the market and didn’t return to pre-pandemic levels until recently, after it agreed to explore a sale following shareholder-activist pressure and the resignation of its chief executive.

Healthcare Trust of America announced with its third-quarter earnings in early November that it planned to review alternatives. It recently rescheduled its fourth-quarter earnings call to Monday from

derperformed peers who can maintain higher debt levels due to more favorable financing terms. It said it was confident private-equity firms or other REITs would be interested in acquiring the company at a premium.

Healthcare Trust of America announced with its third-quarter earnings in early November that it planned to review alternatives. It recently rescheduled its fourth-quarter earnings call to Monday from

this week. Its former CEO, Scott Peters, had resigned in August without publicly stating a reason. The company at the time tapped a director as its interim CEO.

Nashville-based Healthcare Realty Trust reported its fourth-quarter results earlier this week, including a 5.3% increase in normalized funds from operations compared to last year.

—Miriam Gottfried
contributed to this article.

BUSINESS NEWS

Citadel Retreats From Melvin

BY JULIET CHUNG AND SUSAN PULLIAM

Citadel LLC is further paring back its \$2 billion investment in Melvin Capital Management after the hedge fund stumbled in its effort to recover from a near collapse triggered by surges in GameStop Corp. and other "meme stocks" early last year.

Citadel in late January asked to redeem half the money the firm and its partners have left in Melvin's hedge fund, after originally halving their investment late last year, as Melvin racked up double-digit losses for the second January in a row, people familiar with the matter said. The latest redemption request would be paid out at the end of March, the people said.

Citadel and its partners invested \$2 billion in January 2021, alongside a \$750 million influx from Steven A. Cohen's Point72 Asset Management, in exchange for a share of Melvin's fees over the next three years. The rare intra-month investment, made as the \$12.5 billion hedge fund was suffering mounting losses from the ferocious meme-stock rally, enabled Melvin to reduce its leverage and avoid being a forced seller.

The Wall Street Journal reported in August that Citadel and its partners planned to redeem roughly \$500 million from Melvin. Citadel, which manages about \$45 billion, wound up withdrawing more, halving its investment, after Melvin raised money from other investors.

Citadel founder Ken Griffin wasn't happy about Melvin's losses this January, some of the people said. It is possible Citadel would have redeemed even if Melvin had performed better; Citadel rarely maintains significant investments with outside managers and is known for being opportunistic.

A person familiar with Citadel said it hadn't determined what future redemptions, if any, it would make. Melvin executives expected Citadel's investment to decrease over time and consider the firm a good partner, a person familiar with the matter said.

Playtika Explores Strategic Options

BY SARAH E. NEEDLEMAN

Mobile-videogame company Playtika Holding Corp. said it is exploring strategic alternatives for its business, including a possible sale, amid a recent wave of industry consolidation.

Shares of Playtika rose more than 10% in after-hours trading to around \$20 a share. The Israel-based developer and publisher, whose portfolio includes casino-style games such as "Caesars Slots," "House of Fun" and "Poker Heat," went public in January 2021 at \$27 a share.

The stock traded as high as \$34.28 a share in February 2021, but was down nearly 44% over the past year, closing at \$18.01 on Thursday.

"The goal of the strategic evaluation process we are announcing today is to ensure we are taking every step possible to maximize value for our stockholders," Chairman and Chief Executive Robert Antokol said.

Playtika said the Raine Group is acting as its financial adviser with the strategic review process. It has also retained Latham & Watkins LLP as its legal counsel. Playtika said the review could include a sale or other transactions.

The company also reported Thursday that its fourth-quarter revenue rose to \$649 million from \$573.5 million in the year-ago period.

Last month Playtika's largest shareholder, Playtika Holding UK II, said it wanted to sell 15% to 25% of the outstanding stock in the company.

Carvana Buys Auction Network

BY BEN FOLDY

Online auto dealer Carvana Co. said it would buy used-car auction business ADESA U.S. for \$2.2 billion. The deal for the second-largest U.S. physical used-car auction network will help Carvana boost the number of cars it can sell.

Carvana said its retail sales growth flattened late last year. It added that rising short-term interest rates, the impact of the Covid-19 Omicron variant and winter storms would be a drag on its business in the first few months of 2022.

The deal is a shift for Carvana, known for its car towers and home delivery, into the traditional used-car business. ADESA typically buys cars that are traded in to dealers and sells them to used-car lots. The move potentially pits Carvana against its traditional dealer competitors as they look to acquire the most profitable cars.



Carvana is known for its car towers and home delivery.

quire the most profitable cars.

Growth slowed for the Tempe, Ariz., startup, which said it sold just more than 113,000 cars to customers in the fourth quarter, just 1,000 more than it sold in the previous quarter.

The e-retailer lost \$182 million for the quarter ended in December, more than the \$154 million loss the company reported a year earlier, the company said. It lost \$287 million in 2021, compared with \$462 million in the prior year.

Carvana was an early winner of the pandemic as its online-only business helped it win customers more reluctant to shop in-person. Used-car prices appreciated as shoppers were pushed into the used market as supply-chain disruptions cut new-car production.

Carvana's quarterly sales volumes have more than doubled since the start of 2020. Its shares jumped over that time, from \$92 to a high of \$370 in August after the company reported its first profitable quarter. The company's growth slowed since and shares have declined 65%, closing Thursday at \$126.05, down 11%.

The slowdown in sales growth comes as the company has said it has run into difficulties in rapidly increasing its footprint and sales volumes. Last year, several states investigated or sanctioned the startup after customers complained of

issues with getting registration documents for their purchases. In November, executives told analysts Carvana was limiting its acquisitions of cars and the inventory on offer to customers as it sought to catch up with demand.

Carvana sold roughly 425,000 cars to retail customers in 2021.

The company has been building out its network of centers where it inspects and reconditions cars it acquires to expand its capacity. The company said it now has 15 such centers, with an annual capacity of around 880,000 cars. Another six are planned to be opened by the end of 2022.

Buying ADESA from KAR Auction Services, Inc. will allow Carvana to expand that capacity at another 56 sites, the company said. The company plans to spend \$1 billion improving the sites.

Bud Brewer Buoyed as Drinkers Return to Bars

BY SAABIRA CHAUDHURI

Budweiser brewer Anheuser-Busch InBev SA reported higher fourth-quarter sales, buoyed by drinkers returning to bars and reaching for pricier beers.

The world's largest beer company said Thursday that organic sales grew 12.1% in the last three months of 2021, aided by strong demand for products that it classifies as premium and superpremium. AB InBev said such drinks, which include Michelob Ultra Pure Gold and Goose Island, now make up about a third of its revenue, up 2 percentage points from 2020.

AB InBev's results have improved in recent quarters after a difficult few years in which the brewer has grappled with pandemic, and more broadly, drinkers in the U.S.—its largest market—defecting away from mainstream beer brands. On

Thursday, the company reported better than expected sales across every region and offered an upbeat outlook for the year ahead.

Still, AB InBev, like companies across the booze industry, is grappling with higher costs.

AB InBev's long experience in emerging markets means the company has the skills to navigate high inflation and gives it an edge over more developed-markets-focused rivals, said Chief Executive Michel Doukeris. Inflation in Argentina last year was 55%, he said, yet AB InBev still managed to grow volumes despite higher prices.

"At a moment like this where inflation becomes more of a global thing rather than in emerging markets, this experience and know-how is serving us very well," he said.

At the end of the fourth quarter, AB InBev had implemented price rises in many

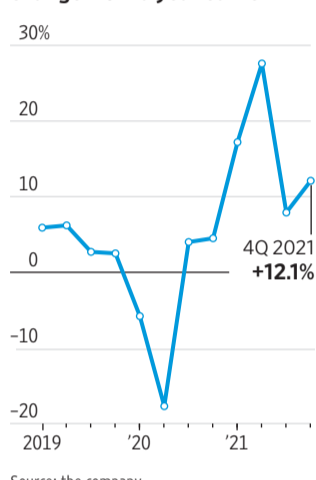
markets for the current year, he said.

Aside from price rises and more expensive drinks, Mr. Doukeris said AB InBev was also benefiting from the reopening of bars and restaurants as the pandemic recedes in some markets. For instance, U.S. beer volumes grew over 30% in bars, restaurants and other out-of-home venues during the Super Bowl week, mirroring a broader industry lift, he added.

Overall, AB InBev reported its fourth-quarter volumes up 3.6% on an organic basis, driven by particularly strong growth in the Asia-Pacific region. In China, volumes grew by 8.5% helped by pricier brands and retailers stocking up ahead of Lunar New Year, which came earlier than in the prior year.

North America volumes rose 1%. In the U.S., AB InBev said sales to retailers de-

AB InBev's organic sales, change from a year earlier



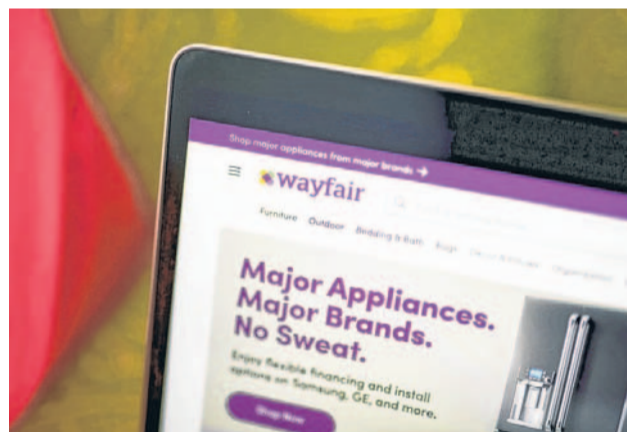
Source: the company

growth products such as Michelob Ultra beer, hard seltzers and ready-to-drink spirits cocktails.

On a reported basis, the company said fourth-quarter revenue rose to \$14.2 billion from \$12.77 billion a year earlier. Net profit fell to \$1.96 billion from \$2.27 billion a year earlier when AB InBev was boosted by tax credits in Brazil. Higher costs also hit the company's bottom line.

For 2022, AB InBev expects its earnings before interest, taxes, depreciation and amortization to grow between 4% and 8%, and its revenue to grow ahead of this driven by both volume and price.

AB InBev also said it had made progress reducing the huge debt pile it amassed following its \$100 billion-plus acquisition of SABMiller, the world's no. 2 brewer, in 2016. Net debt stood at \$76.2 billion at Dec. 31, down from \$82.7 billion a year earlier.



Lockdowns kept shoppers indoors and focused on their homes.

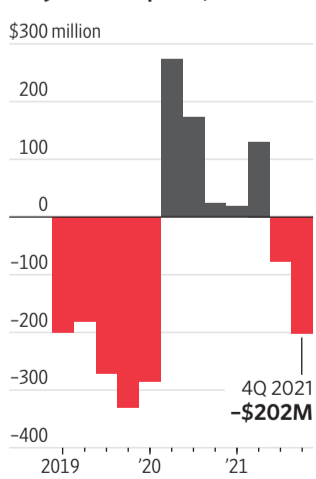
Wayfair Braces for Online Sales to Slow

BY CHARITY L. SCOTT

Wayfair Inc. is grappling not only with inflation denting consumers' spending power, but also people shifting purchases to physical stores as Covid-19 restrictions ease.

During the first year of the pandemic, the online furniture seller enjoyed a captive audience, as lockdowns kept shop-

Wayfair's net profit/loss



Source: S&P Capital IQ

pers indoors and focused on spending up their homes. It added millions of customers in 2020, and posted its first annual profit as a public company.

Wayfair's growth last year didn't keep pace with 2020. The company on Thursday reported a quarterly loss for the second consecutive quarter, and said fourth-quarter revenue fell more than 11% from a year ear-

lier to \$3.25 billion, a figure slightly below forecasts from analysts polled by FactSet.

Active customers in 2021 fell roughly 13% to 27.3 million. Wayfair measures active customers as any shopper who placed an order within the past 12 months.

"Although household savings remain robust, our customers are seeing widespread inflation impact their lives and pressure their wallets," Michael Fleisher, Wayfair's chief financial officer, told analysts. "They also have more choices around where to direct their dollars as pandemic restrictions ease."

Wayfair was one of several large retailers that benefited from the dramatic shift in America's spending habits during the pandemic, when companies like Amazon.com Inc. and Home Depot Inc., posted soaring quarterly sales and profits. Executives said they remained confident in the growth of the home-goods category but noted that the direction of the larger economy remains difficult to predict.

Wayfair shares closed Thursday up nearly 5% at \$127.07 in a roller-coaster session. Shares opened the day 17% lower than Wednesday's close after the company reported a steeper-than-expected loss of \$202 million, or \$1.92 a share, in the quarter featuring the key holiday shopping season. The company's share price has fallen 51% over the past 12 months.

READERS SPECIAL OFFER

CLASSIC BRITISH

CORDUROY PANTS

only **\$95** buy 2 for \$180 **SAVE \$10**

Classic British corduroy trousers, expertly tailored in the finest quality thick, 8-wale corduroy. Smart, comfortable and very hard wearing – they look great and retain their color and shape wash after wash. Brought to you, by Peter Christian, traditional British gentlemen's outfitters.

- FREE Exchanges
- 100% cotton corduroy
- Single pleat with a French bearer fly front
- Hidden, expanding comfort waistband gives 2" flexibility

Waist: 32 34 36 38 40 42 44 46 48 50 52"
Leg: 27 29 31 33"
Colors: Red, Black, Sand, Burgundy, Moss, Emerald, Royal Blue, Toffee, Navy, Orange, Corn, Purple, Brown
Model height: 6'11"; wears 34/29"

"...Outstanding. Beautiful wide wale, and very soft. A perfect fit."

★ Trustpilot **★★★★★**
Mr P Kershaw

FREE FEDEX EXPRESS®
worth \$40
use code **53W8**

PETER CHRISTIAN
Gentlemen's Outfitters

FREE FedEx Express use code **53W8** to order Corduroy Pants (ref. MT08)

peterchristianoutfitters.com

Call Us – EST (631) 621-5255 Mon-Fri 4am-7pm
Local call rates apply Sat-Sun 4am-12pm

*Free FedEx Express shipping, of 2-5 working days, ends midnight GMT 03/26/22. Sales taxes charged at checkout if applicable. Full Refund and Exchange information available online.

SCAN ME

Publishers Shift From Google Program

Owners of the Verge, Bustle test alternatives to tech giant's mobile web initiative

By ALEXANDRA BRUELL

Several large online publishers are taking steps to abandon a program from Alphabet Inc.'s Google that was billed as a way to optimize readers' mobile-browsing experience, saying it generates less advertising revenue.

Companies including Vox Media LLC, BuzzFeed Inc.'s Complex Networks and Bustle parent BDG said they have started testing or are considering using their own versions of mobile-optimized article pages, instead of building them using the Accelerated Mobile Pages framework, which Google introduced in 2015 and is supported by an open-source working group. The Washington Post went a

step further, abandoning AMP last summer.

A potential exit from AMP would make media companies slightly less reliant on Google, whose dominance in digital advertising has strained its relationship with publishers and been referenced in a December 2020 lawsuit by state attorneys general alleging anticompetitive behavior.

A recently unredacted version of the lawsuit alleged that AMP pages—which are hosted on Google's servers—were designed to make it more difficult for ad space to be auctioned on platforms other than Google's ad exchange. It alleged that Google made ads that didn't use AMP load with a one-second delay.

A Google spokesman at the time said the lawsuit's claims about AMP were false and said its engineers designed the system to load webpages faster.

Media executives said dropping AMP would give them more control over their page

designs and ad formats, and make it easier for them to sell ad space in auctions that include a greater number of ad marketplaces through a system known as header bidding, boosting competition and prices for their ad space.

Google said it is possible for publishers to sell ad space on AMP pages through header bidding, but the practice has its downsides, including using more data and causing webpages to load more slowly.

"AMP continues to be a helpful way for sites—even those without large digital teams—to easily create great web experiences," a Google spokeswoman said.

Media executives and consultants said they expect non-AMP pages to garner at least 20% more ad revenue than AMP pages in most cases, without affecting loading speeds.

"You can make your own webpages perform really well without making compromises

Google requires to make AMP work," said Tyler Love, chief technology officer at BDG, which owns brands such as Bustle, Gawker, Nylon and W.

Google said it offers its own alternative to header bidding, which it calls Open Bidding.

Some publishers said they started winding down their AMP efforts after Google last year tweaked its algorithm so that pages' loading speeds, interactivity and visual stability became factored into its search rankings. The new standards were designed to improve users' content experience and publishers' search-result performance, Google had said, without having to create separate AMP pages. At the time, Google said it would stop featuring only AMP content in its top-stories carousel.

"If there's equal opportunity to do AMP and non-AMP pages, we'll focus on non-AMP pages," said Christian Baesler, chief executive of Complex Networks and chief operating

officer of BuzzFeed. Its publications include Complex and Sole Collector.

Washington Post director of product Dave Merrell said the news organization stopped publishing AMP versions of its articles last summer after Google rolled out its new technology standards. Two other

Media executives said dropping AMP would give them more control.

major news publishers, New York Times Co. and Dow Jones & Co.—the publisher of The Wall Street Journal and a unit of News Corp.—declined to comment.

Ryan Pauley, the chief revenue officer of Vox Media—whose titles include The Verge, Vox and New York magazine—

said that beyond the increased ad revenue, he expects non-AMP pages to make it easier for paywalled websites to achieve subscription growth. Google said publishers can take steps to cap the number of free articles readers can see on AMP and non-AMP pages.

Some publishers say they are wary that moving away from AMP could hurt their traffic.

"The only thing I worry about is missed opportunity costs we're not aware of," BDG's Mr. Love said. For instance, it is unclear whether having AMP would harm organic search in the long run, or whether a non-AMP page would have the same chance of appearing in a special Google section like the Discover feature for Android phones, he said.

Google declined to comment on the specific concerns and said AMP has never been a ranking signal in search results.

Dish Customer Base Erodes Ahead of 5G Deadline

By DREW FITZGERALD

Dish Network Corp. Chairman Charlie Ergen said unexpected technical issues have delayed the rollout of his company's new fifth-generation mobile network but vowed to have basic service ready before a government-ordered coverage deadline hits in June.

"We're six months behind, and it's my fault," Mr. Ergen said during a conference call with analysts and reporters. "We just didn't anticipate that we'd have to do as much on the technical side."

Mr. Ergen cited the complexity of integrating equipment and software from a hodgepodge of different suppliers and issues with preparing enhanced 911 emergency service

among the causes of the delays. Dish has staked its future on a built-from-scratch network using components from several niche technology providers instead of relying on all-in-one suppliers such as Ericsson AB or Nokia Corp.

The telecom company launched a pilot 5G service around Las Vegas late last year, but work fell behind schedule and it has yet to offer the high-speed cellular connections in other markets. Executives said Thursday that they plan to make service ready in 25 major metropolitan markets before spreading to other regions.

The warning came after another quarter of customer losses that dented overall profit. The company posted a net loss of about 273,000 pay-

TV subscribers during the December quarter, while its wireless customer base shrank by about 245,000.

Dish's fourth-quarter profit fell to \$552 million from \$733 million a year earlier. Its overall revenue slipped 2.4% to \$4.45 billion.

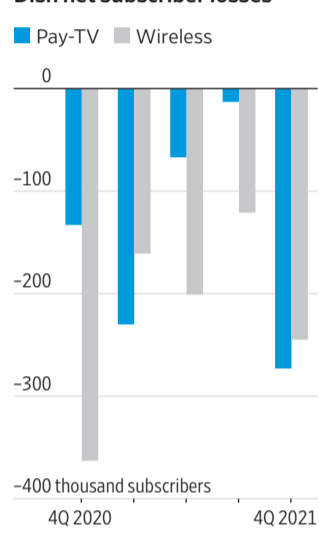
Capital spending on the Englewood, Colo., company's planned 5G network surged past \$1 billion in 2021, and the service provider said expenditures this year will increase significantly.

Dish plunged into the wireless business after it agreed in 2019 to acquire the business of Sprint Corp.'s prepaid phone unit. The deal helped secure U.S. competition authorities' approval of T-Mobile US Inc.'s bid to acquire the rest of



Technicians set up a Dish portable wireless tower in Colorado.

Dish net subscriber losses



Sprint. It also shrank the number of nationwide cellphone carriers to three from four.

The federal arrangement required that Dish build a new nationwide network of connected cellular towers to restore a four-player market. Un-

til then, Dish is linking its more than 8.5 million cellphone users through T-Mobile's network. Dish last year also secured a 10-year agreement to roam on the AT&T Inc. network.

The federal agreement that handed Dish its first wireless

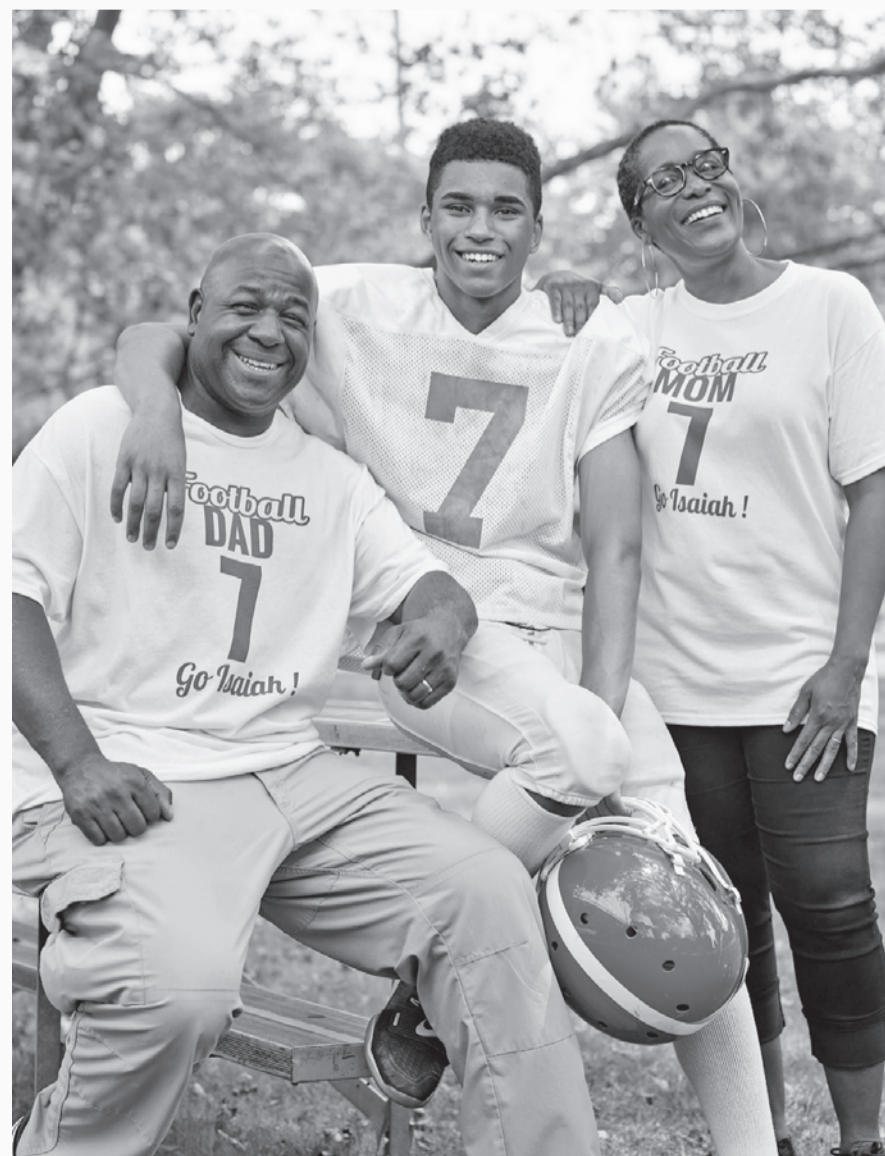
customer base requires that the company reach 20% of the U.S. population by this June. Its service must spread to 70% of the country by June 2023. The government could assess financial penalties if the company misses either target.

AdoptUSKids

ad COUNCIL

His first football season, Isaiah told us, 'Wear a jersey with my name on it. I want everyone to know you're here for me.'

Darnell and Denna, adopted 16-year-old Isaiah



LEARN ABOUT ADOPTING A TEEN YOU CAN'T IMAGINE THE REWARD

ADOPTUSKIDS.ORG

Leader of Local Union Drive at Amazon Arrested

By ALLISON PRANG

A former Amazon.com Inc. employee who wants to unionize workers at the company's Staten Island warehouse was arrested Wednesday for trespassing at that facility, according to the New York Police Department.

Christian Smalls was charged with resisting arrest, obstruction of governmental administration and trespassing, the NYPD said. Two current Amazon workers were also arrested and charged with obstruction of government administration, police said.

The arrests come as workers at the Staten Island warehouse are gearing up for a vote late next month on whether to organize.

Police said they received a trespassing complaint on Wednesday afternoon at the Staten Island Amazon fulfillment center. After they arrived, officers asked Mr. Smalls to leave multiple times, the NYPD said, but he refused and was taken into custody. The police department said two other people "unlawfully interfered" and were taken into custody.

Mr. Smalls has been leading unionization efforts of Amazon employees in Staten Island. He was fired from the company in March 2020 after helping organize a walkout at that warehouse because of safety issues at the beginning of the pandemic.

The company said Mr. Smalls ignored orders to stay home for two weeks after he came into contact with a co-worker who had Covid-19.

"Mr. Smalls—who is not employed by Amazon—has repeatedly trespassed despite multiple warnings," Amazon spokeswoman Kelly Nantel said in a statement.

"When police officers asked Mr. Smalls to leave, he instead chose to escalate the situation and the police made their own decision on how to respond," Ms. Nantel said.

Seth Goldstein, a pro bono attorney who works for the



Christian Smalls was fired from the company in March 2020.

group of workers trying to organize, said Mr. Smalls was delivering warehouse workers grilled chicken and pasta in a drop-off area that is a part of the facility when he was arrested.

"I think that it's outrageous," Mr. Goldstein said, adding that this was an example of Amazon's union-busting tactics.

"Our employees have always had the choice of whether or not to join a union, and our focus remains on working directly with our team to make Amazon a great place to work," Amazon's Ms. Nantel said in a statement.

Mr. Goldstein, the lawyer for the workers trying to organize, said he would be filing charges against Amazon with the National Labor Relations Board.

The company reached a settlement with the NLRB late last year that would make it easier for Amazon workers to

organize.

The NLRB last month said the Amazon workers trying to unionize the Staten Island warehouse had enough support to hold an election on whether to unionize.

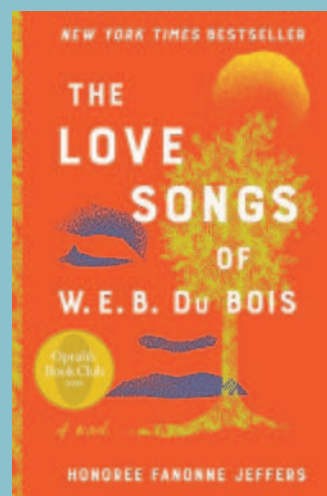
Meeting the requirement for a vote usually requires getting 30% of eligible employees' signatures. Last November, the Amazon Labor Union withdrew its first petition with the NLRB because of a lack of support.

The vote will go from March 25 to March 30.

Amazon workers are also trying to unionize at a warehouse in Bessemer, Ala. The NLRB started sending out ballots earlier this month for workers at that warehouse to vote for a second time on whether to form a union. Workers voted down unionizing last year, but the NLRB ordered a new election after finding that Amazon violated labor law.

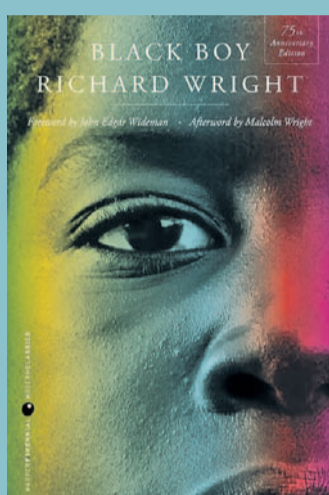
CELEBRATE BLACK HISTORY MONTH

 HarperCollins Publishers



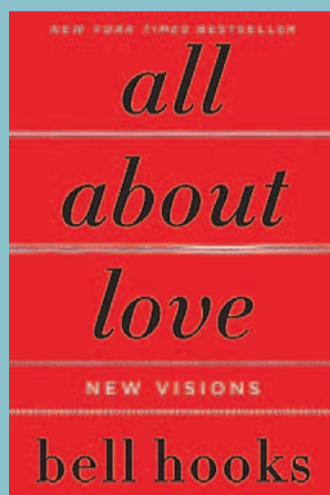
THE LOVE SONGS OF W.E.B. DU BOIS

An Oprah's Book Club Pick and *New York Times* bestseller. "The kind of book that comes around only once in a decade. Simply magnificent."
—*The Washington Post*



BLACK BOY 75TH ANNIVERSARY EDITION

"Superb. . . . A great American writer speaks with his own voice about matters that still resonate at the center of our lives."
—*New York Times Book Review*



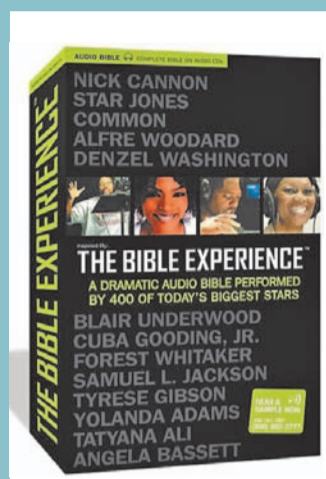
ALL ABOUT LOVE

A *New York Times* bestseller and enduring classic, this is the acclaimed first volume in feminist icon bell hooks's "Love Song to the Nation" trilogy.



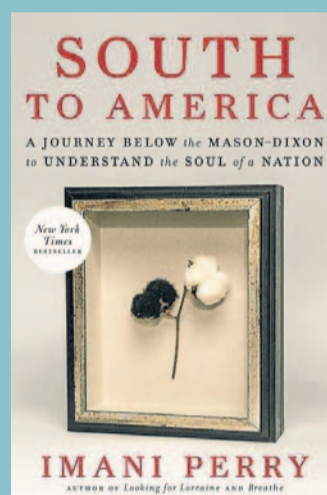
ZORA NEALE HURSTON BOXED SET

Now available, ten gorgeous paperback editions of Zora Neale Hurston's classic works—each featuring a striking cover envisioned by a star contemporary Black artist.



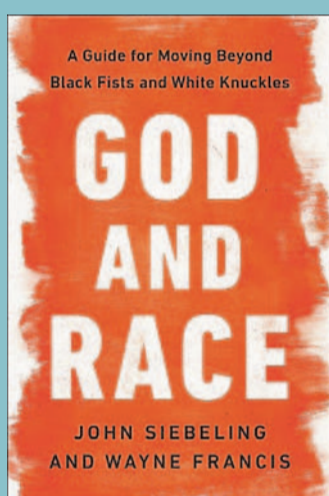
INSPIRED BY . . . THE BIBLE EXPERIENCE

Some of today's leading Black voices read the Bible—including 3 Oscar winners, 23 Grammy winners, 8 Emmy winners, and 5 Golden Globe winners.



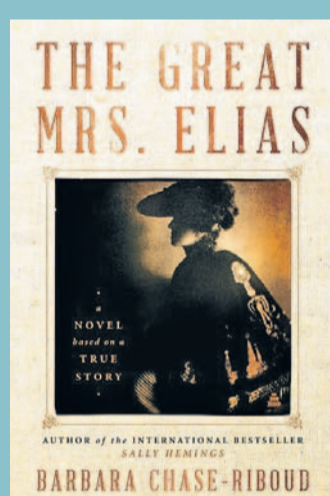
SOUTH TO AMERICA

"An elegant meditation on the complexities of the American South. . . . An inspiration."
—Isabel Wilkerson, bestselling author of *Caste: The Origins of Our Discontents*



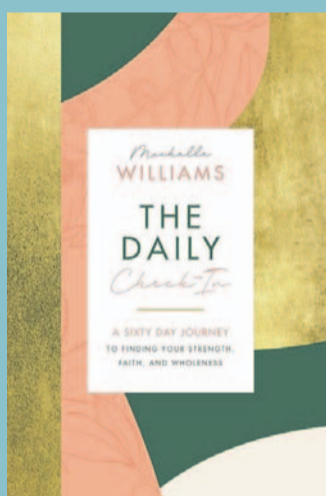
GOD AND RACE

From two pastors, a guide to encouraging open conversations about race and how to embody unity and respect.



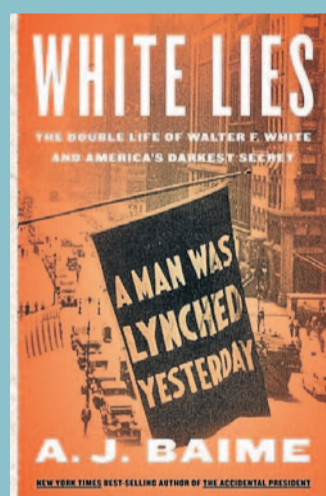
THE GREAT MRS. ELIAS

Hannah Elias, one of the richest Black women in the early 1900s, comes to life in this mesmerizing novel swirling in atmosphere and steeped in history.



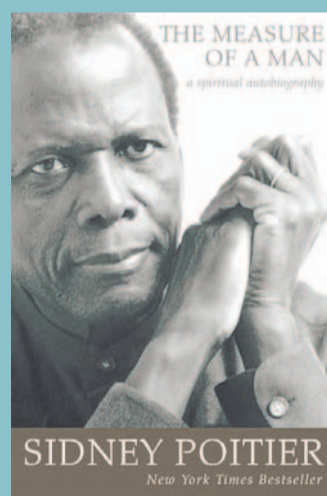
THE DAILY CHECK-IN

Singer and actress Michelle Williams helps readers process the emotions that cause them to feel overwhelmed and gives powerful strategies for discovering freedom and wholeness.



WHITE LIES

"A. J. Baime is a master storyteller and this is his finest work. . . . An extraordinary book."
—Jonathan Eig, *New York Times* bestselling author



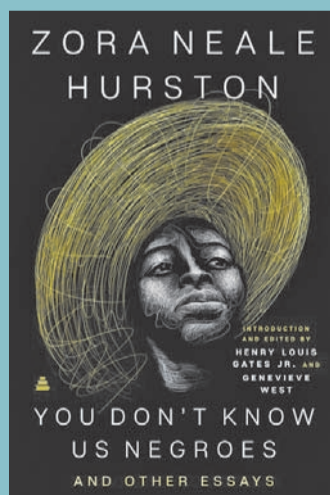
THE MEASURE OF A MAN

The luminous bestselling memoir of a true American icon, Sidney Poitier.



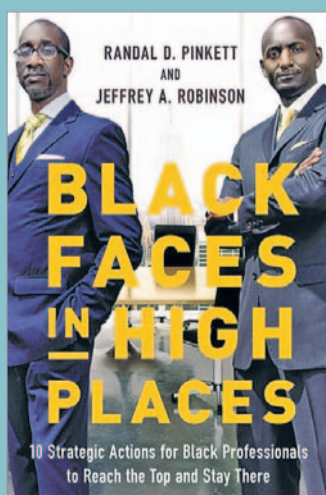
THE RIB KING

"Hubbard delivers a dazzling tour-de-force in this richly painted, perfectly timed meditation on privilege and fury."
—*Booklist* (starred review)



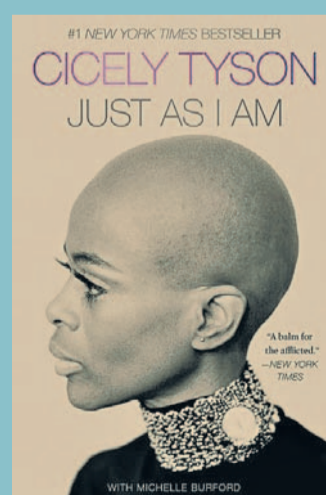
YOU DON'T KNOW US NEGROES

The first comprehensive collection by the legendary author of the Harlem Renaissance showcasing the evolution of her distinctive style as an archivist and author.



BLACK FACES IN HIGH PLACES

The essential guide for Black professionals who are moving up in their organizations but need a roadmap for how to get to the top and stay there.



JUST AS I AM

The stunning life story of Academy, Tony, and Emmy Award-winning actress and trailblazer Cicely Tyson that details her incredible six-decade career, now available in paperback!



DON'T CRY FOR ME

"A deeply perceptive evocation of what it has meant to be a man and especially a Black man in the United States."
—*Library Journal* (starred review)

DISCOVER GREAT AUTHORS, EXCLUSIVE OFFERS & MORE AT HC.COM



WSJ
WOMEN
COMMUNITY

Connections Make Careers.

In the WSJ Women Community, we go farther together. Join The Wall Street Journal's new community and connect to the trusted peers, industry leaders, insight and resources you need to advance yourself, each other and all women in the workplace.

Complimentary access is included in your WSJ subscription.

[JOIN US WOMENCOMMUNITY.WSJ.COM/REGISTER](https://www.wsj.com/womencommunity/register)

Founding Sponsor



THE WALL STREET JOURNAL.
TRUST YOUR DECISIONS

BIGGEST 1,000 STOCKS

How to Read the Stock Tables The following explanations apply to NYSE, NYSE Arca, NYSE American and Nasdaq Stock Market listed securities. Prices are composite quotations that include primary market trades as well as trades reported by Nasdaq BX (Formerly Boston), Chicago Stock Exchange, Cboe, NYSE National and Nasdaq ISX.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks like ConocoPhillips, ExxonMobil, United Therapeutics, etc., with their respective stock symbols and price movements.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'D E F' section, including Exact Sciences, Exelon, Expedia, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'G H I' section, including GDS Holdings, GFL Environmental, GoPro, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'J K L' section, including JPMorgan Chase, Jack Henry, Investec, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'M N O' section, including M&T Bank, Morgan Stanley, Mastercard, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'P Q R' section, including Procter & Gamble, Pfizer, Moderna, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'S T U' section, including Sunoco, Tesla, United Therapeutics, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'V W X' section, including Vertex, Vertex Pharmaceuticals, Vertex BioPharma, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'Y Z A' section, including Yum!, Zions Bancorporation, Zoetis, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'B C D' section, including Bank of America, Boeing, Coca-Cola, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'E F G' section, including Equifax, FedEx, General Electric, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'H I J' section, including Home Depot, Hilton, HomeGoods, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'K L M' section, including Kohl's, Lincoln Financial, Lockheed Martin, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'N O P' section, including Nordstrom, NVIDIA, Novartis, etc.

Table with columns: Stock, Sym, Close, Chg, Net Chg. Lists major stocks in the 'Q R S' section, including Qualcomm, Roku, RocketHub, etc.

New Highs and Lows

The following explanations apply to the New York Stock Exchange, NYSE Arca, NYSE American and Nasdaq Stock Market stocks that hit a new 52-week intraday high or low in the latest session. % CHG-Daily percentage change from the previous trading session.

Table with columns: Stock, 52-Wk % High/Low, Stock, 52-Wk % High/Low, Stock, 52-Wk % High/Low. Lists 100 stocks that reached new 52-week highs or lows.

Dividend Changes

Dividend announcements from February 24. Table with columns: Company, Symbol, Yld %, Amount New/Old, Frq, Payable/Record.

Table with columns: Company, Symbol, Yld %, Amount New/Old, Frq, Payable/Record. Lists numerous dividend-paying companies and their financial details.

The Marketplace

Large advertisement for 'The Marketplace' featuring contact information: 800-366-3975 or WSJ.com/classifieds. Includes a logo for 'INTERNET STARTUP \$5 Million Wanted'.

Borrowing Benchmarks

Table showing borrowing benchmarks for various rates: U.S. consumer prime index, International rates, Prime rates, Policy Rates, Overnight reverse repurchase, U.S. government rates, and Discount rates.

Treasury bill auction

Table showing details for a Treasury bill auction, including weeks to maturity and auction dates.

Secondary market

Table showing secondary market data for Fannie Mae 30-year mortgage yields.

Other short-term rates

Table showing other short-term rates, including weekly surveys and Freddie Mac rates.

DTCC GCF Repo Index table showing Treasury and MBS rates.

Weekly survey table showing various market indicators.

ADVERTISEMENT

Business Opportunities

Table listing various business opportunities, including internet startups, public notices, and other commercial offerings.

Public Notices

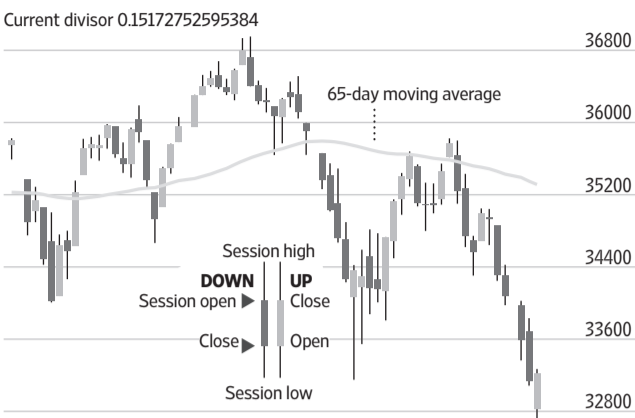
Public notices section containing legal announcements, including a notice from HERBERT GIIVENS regarding a company acquisition.

MARKETS DIGEST

EQUITIES

Dow Jones Industrial Average

33223.83 ▲92.07, or 0.28%
Trailing P/E ratio 18.43 32.07
P/E estimate * 18.13 20.88
Dividend yield 2.09 1.89
All-time high 36799.65, 01/04/22

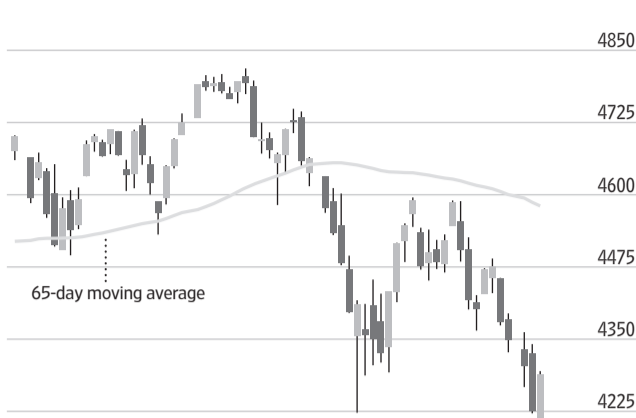


Current divisor 0.15172752595384
Bars measure the point change from session's open

*Weekly P/E data based on as-reported earnings from Birinyi Associates Inc.; †Based on Nasdaq-100 Index

S&P 500 Index

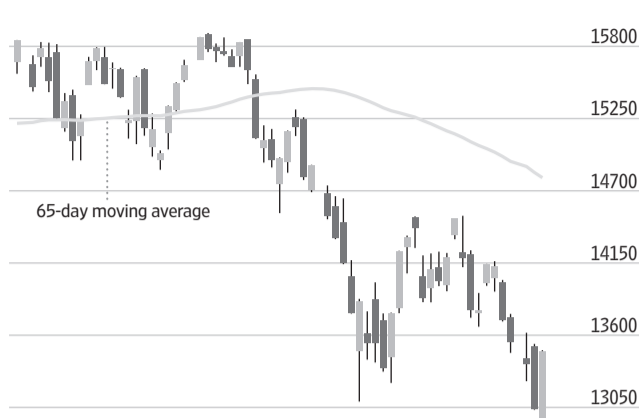
4288.70 ▲63.20, or 1.50%
Trailing P/E ratio * 24.46 45.01
P/E estimate * 19.69 22.92
Dividend yield * 1.39 1.48
All-time high 4796.56, 01/03/22



Current divisor 0.15172752595384

Nasdaq Composite Index

13473.59 ▲436.10, or 3.34%
Trailing P/E ratio ** 31.96 40.12
P/E estimate ** 24.81 30.43
Dividend yield ** 0.74 0.72
All-time high: 16057.44, 11/19/21



Major U.S. Stock-Market Indexes

Table with columns for High, Low, Latest Close, Net chg, % chg, 52-Week High, Low, % chg, and YTD % chg. Rows include Dow Jones, Industrial Average, Transportation Avg, Utility Average, Total Stock Market, and Barron's 400.

Nasdaq Stock Market table with columns for High, Low, Latest Close, Net chg, % chg, 52-Week High, Low, % chg, and YTD % chg. Rows include Nasdaq Composite and Nasdaq-100.

S&P table with columns for High, Low, Latest Close, Net chg, % chg, 52-Week High, Low, % chg, and YTD % chg. Rows include S&P 500 Index, MidCap 400, and SmallCap 600.

Other Indexes table with columns for High, Low, Latest Close, Net chg, % chg, 52-Week High, Low, % chg, and YTD % chg. Rows include Russell 2000, NYSE Composite, Value Line, NYSE Arca Biotech, NYSE Arca Pharma, KBW Bank, PHLX Gold/Silver, PHLX Oil Service, PHLX Semiconductor, and Cboe Volatility.

§Nasdaq PHLX Sources: FactSet; Dow Jones Market Data

Late Trading

Most-active and biggest movers among NYSE, NYSE Arca, NYSE Amer. and Nasdaq issues from 4 p.m. to 6 p.m. ET as reported by electronic trading services, securities dealers and regional exchanges. Minimum share price of \$2 and minimum after-hours volume of 50,000 shares.

Most-active issues in late trading

Table of most-active issues in late trading with columns for Company, Symbol, Volume (000), Last, Net chg, After-Hours % chg, High, and Low. Includes SPDR S&P 500, iQIYI ADR, TAL Education Group ADR, Carlyle Group, Block, Advanced Micro Devices, Invesco QQQ Trust I, and Apple.

Percentage gainers...

Table of percentage gainers with columns for Company, Symbol, Volume (000), Last, Net chg, After-Hours % chg, High, and Low. Includes KAR Auction Services, Farfetch C I A, Block, Etsy, Playtika Holding, Everbridge, LivePerson, Zscaler, and Mariner Software.

Percentage gainers...

Table of percentage gainers with columns for Company, Symbol, Latest Session Close, Net chg, % chg, 52-Week High, Low, % chg. Includes CYREN, Indonesia Energy, South Jersey Indus, Lantheus Holdings, Oncology Institute, TransMedics Group, WM Technology, IronNet, Offerpad Solutions CI A, Duos Technologies Group, Intrusion, Data Storage, Universal Display, SunRun, Clover Health Investments, Camber Energy, SPDR S&P 500, ProShares UltraPro QQQ, ProSh UltraPro Shrt QQQ, Finl Select Sector SPDR, Advanced Micro Devices, Apple, Invesco QQQ Trust I, Palantir Technologies, and Ford Motor.

Most Active Stocks

Table of most active stocks with columns for Company, Symbol, Volume (000), % chg from 65-day avg, Latest Session Close, % chg, 52-Week High, Low. Includes Camber Energy, SPDR S&P 500, ProShares UltraPro QQQ, ProSh UltraPro Shrt QQQ, Finl Select Sector SPDR, Advanced Micro Devices, Apple, Invesco QQQ Trust I, Palantir Technologies, and Ford Motor.

* Volumes of 100,000 shares or more are rounded to the nearest thousand

Trading Diary

Volume, Advancers, Decliners

Table of trading diary with columns for NYSE, NYSE Amer., Total volume, Adv. volume, Decl. volume, Issues traded, Advancers, Declines, Unchanged, New highs, New lows, Closing Arms, and Block trades.

* Primary market NYSE, NYSE American NYSE Arca only. †(TRIN) A comparison of the number of advancing and declining issues with the volume of shares rising and falling. An Arms of less than 1 indicates buying demand; above 1 indicates selling pressure.

International Stock Indexes

Table of international stock indexes with columns for Region/Country, Index, Close, Net chg, Latest % chg, and YTD % chg. Rows include World (MSCI ACWI, MSCI ACWI ex-USA, MSCI World, MSCI Emerging Markets), Americas (MSCI AC Americas, S&P/TSX Comp, MSCIEM Latin America, BOVESPA, S&P/PIPSA, S&P/BMV IPC), EMEA (STOXX Europe 600, Euro STOXX, Euro Stoxx, Bel-20, OMX Copenhagen 20, CAC 40, DAX, Tel Aviv, FTSE MIB, AEX, RTS Index), Asia-Pacific (MSCI AC Asia Pacific, S&P/ASX 200, Shanghai Composite, Hang Seng, S&P BSE Sensex, NIKKEI 225, Straits Times, KOSPI, TAIEIX, SET).

Sources: FactSet; Dow Jones Market Data

Percentage Gainers...

Table of percentage gainers with columns for Company, Symbol, Latest Session Close, Net chg, % chg, 52-Week High, Low, % chg. Includes CYREN, Indonesia Energy, South Jersey Indus, Lantheus Holdings, Oncology Institute, TransMedics Group, WM Technology, IronNet, Offerpad Solutions CI A, Duos Technologies Group, Intrusion, Data Storage, Universal Display, SunRun, Clover Health Investments, Camber Energy, SPDR S&P 500, ProShares UltraPro QQQ, ProSh UltraPro Shrt QQQ, Finl Select Sector SPDR, Advanced Micro Devices, Apple, Invesco QQQ Trust I, Palantir Technologies, and Ford Motor.

Most Active Stocks

Table of most active stocks with columns for Company, Symbol, Volume (000), % chg from 65-day avg, Latest Session Close, % chg, 52-Week High, Low. Includes Camber Energy, SPDR S&P 500, ProShares UltraPro QQQ, ProSh UltraPro Shrt QQQ, Finl Select Sector SPDR, Advanced Micro Devices, Apple, Invesco QQQ Trust I, Palantir Technologies, and Ford Motor.

* Volumes of 100,000 shares or more are rounded to the nearest thousand

QR code and text: Scan this code to get real-time U.S. stock quotes and track most-active stocks, new highs/lows and mutual funds.

Text: Track the Markets Compare the performance of selected global stock indexes, bond ETFs, currencies and commodities at wsj.com/graphics/track-the-markets

Percentage Losers

Table of percentage losers with columns for Company, Symbol, Latest Session Close, Net chg, % chg, 52-Week High, Low, % chg. Includes Headhunter Group ADR, Cian ADR, Versus Systems, AMTD International ADR, Yandex, Direxion Russia Bull 2x, Bandwidth CI A, Orphazyme ADR, Harsco, Tabula Rasa HealthCare, Cepton, Zevia PBC, QIWI ADR, Mechel ADR, and MannKind.

Volume Movers

Table of volume movers with columns for Company, Symbol, Volume (000), % chg from 65-day avg, Latest Session Close, % chg, 52-Week High, Low. Includes Direxion Russia Bull 2x, Delwinds Ins Acqn CI A, AxonPrime Infr Acqn CI A, Iron Spark I, Swiftmerge Acqn CI A, Broad Capital Acquisition, Direxion Software Bull 2x, Yandex, Frontier Acquisition CI A, and SPDR Aero Dfns.

* Common stocks priced at \$2 a share or more with an average volume over 65 trading days of at least 5,000 shares. †Has traded fewer than 65 days

CURRENCIES & COMMODITIES

Currencies

U.S.-dollar foreign-exchange rates in late New York trading

Table of currencies with columns for Country/currency, Thurs in US\$, YTD chg per US\$, US\$ vs. in US\$, Thurs per US\$, YTD chg per US%. Rows include Americas (Argentine peso, Brazil real, Canada dollar, Chile peso, Colombia peso, Ecuador US dollar, Mexico peso, Uruguay peso), Asia-Pacific (Australian dollar, China yuan, Hong Kong dollar, India rupee, Indonesia rupiah, Japan yen, Kazakhstan tenge, Macau pataca, Malaysia ringgit, New Zealand dollar, Pakistan rupee, Philippines peso, Singapore dollar, South Korea won, Sri Lanka rupee, Taiwan dollar, Thailand baht), Europe (Czech Rep. koruna, Denmark krone, Euro area euro, Hungary forint, Iceland krona, Norway krona, Poland zloty, Russia ruble, Sweden krona, Switzerland franc, Turkey lira, Ukraine hryvnia, UK pound), Middle East/Africa (Bahrain dinar, Egypt pound, Israel shekel, Kuwait dinar, Oman rial, Qatar rial, Saudi Arabia riyal, South Africa rand), and WSJ Dollar Index.

Sources: Tullett Prebon, Dow Jones Market Data

CREDIT MARKETS

Consumer Rates and Returns to Investor

U.S. consumer rates

A consumer rate against its benchmark over the past year

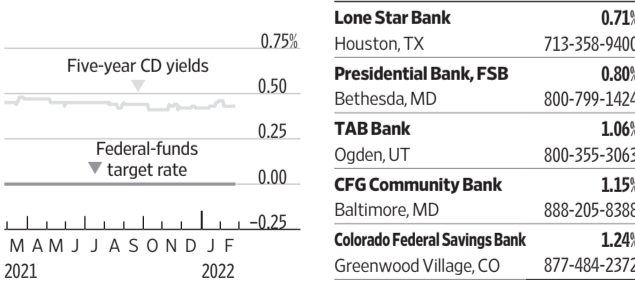
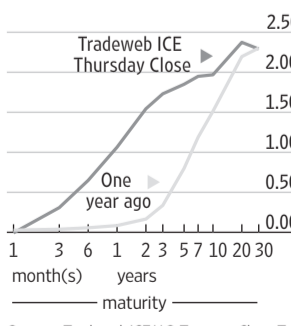


Table of consumer rates with columns for Interest rate, Last (●) Week ago, 52-Week Range (%), and 3-yr chg (pct pts). Rows include Federal-funds rate target, Prime rate, Labor, 3-month, Money market, 5-year CD, 30-year mortgage, 15-year mortgage, Jumbo mortgages, Five-year adj mortgage, and New-car loan.

Bankrate.com rates based on survey of over 4,800 online banks. †Base rate posted by 70% of the nation's largest banks. ‡Excludes closing costs. Sources: FactSet; Dow Jones Market Data; Bankrate.com

Treasury yield curve

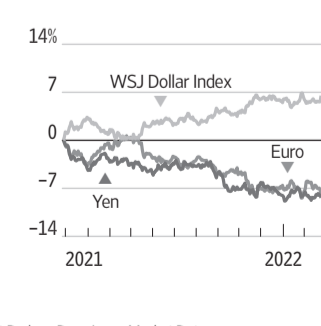
Yield to maturity of current bills, notes and bonds



Sources: Tradeweb ICE U.S. Treasury Close; Tullett Prebon; Dow Jones Market Data

Forex Race

Yen, euro vs. dollar; dollar vs. major U.S. trading partners



Sources: J.P. Morgan, Bloomberg Fixed Income Indices; ICE Data Services

Corporate Borrowing Rates and Yields

Table of corporate borrowing rates and yields with columns for Bond total return index, Close, Yield (%), 52-Week High, Low, Total Return (%), and 3-yr. Rows include U.S. Treasury, U.S. Treasury Long, Aggregate, Fixed-Rate MBS, High Yield 100, Muni Master, and EMBI Global.

Sources: J.P. Morgan, Bloomberg Fixed Income Indices; ICE Data Services

Commodities

Table of commodities with columns for Close, Thursday Net chg, % chg, High, 52-Week Low, % chg, and YTD % chg. Rows include DJ Commodity, Refinitiv/CC CRB Index, Crude oil, Natural gas, and Gold.

COMMODITIES

Futures Contracts

Metal & Petroleum Futures table with columns for contract type, price, and change.

Coffee (ICE-US) and Sugar-World (ICE-US) futures data with columns for price, contract, and open interest.

Platinum (NYM) and Silver (COMX) futures data, including NY Harbor ULS (NYM) and NY Harbor ULS (NYM).

Interest Rate Futures table showing Ultra Treasury Bonds (CBT), Treasury Bonds (CBT), and Treasury Notes (CBT).

Agriculture Futures table including Corn (CBT), Oats (CBT), Soybeans (CBT), Soybean Meal (CBT), Soybean Oil (CBT), and Wheat (CBT).

Currency Futures table listing Japanese Yen (CME), Canadian Dollar (CME), British Pound (CME), Swiss Franc (CME), Australian Dollar (CME), Mexican Peso (CME), Euro (CME), and Japanese Yen (CME).

Cash Prices

These prices reflect buying and selling of a variety of actual or "physical" commodities in the marketplace...

Energy and Metals table with sub-sections for Energy, Metals, Fibers and Textiles, Grains and Feeds, Silver, and Other metals.

KEY TO CODES: A=ask; B=bid; BP=country elevator bids to producers; C=corrected; E=Manfra, Tordella & Brookes; H=American Commodities Brokerage Co;

Bonds | wsj.com/market-data/bonds/benchmarks

Tracking Bond Benchmarks

Return on investment and spreads over Treasuries and/or yields paid to investors compared with 52-week highs and lows for different types of bonds

Bond benchmark table with columns for return, index, yield, and 52-week high/low.

Macro & Market Economics

Watching the Gauges: U.S. Supply and Demand

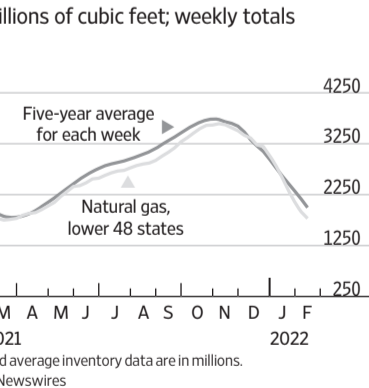
Inventories, imports and demand for the week ended February 18. Current figures are in thousands of barrels or thousands of gallons per day...

Inventories, 000s barrels table showing current, expected change, and previous week data for various commodities.

Imports, 000s barrels per day table showing current, expected change, and previous week data.

Weekly Demand, 000s barrels per day table showing current, expected change, and previous week data.

Natural gas storage



Exchange-Traded Portfolios | WSJ.com/ETFResearch

Table of exchange-traded funds with columns for symbol, price, and YTD return.

Global Government Bonds: Mapping Yields

Yields and spreads over or under U.S. Treasuries on benchmark two-year and 10-year government bonds in selected other countries...

Global Government Bonds table showing coupon, maturity, yield, and spread for various countries.

Corporate Debt

Prices of firms' bonds reflect factors including investors' economic, sectoral and company-specific expectations

Table of corporate debt with columns for issuer, symbol, coupon, yield, and maturity.

...And spreads that widened the most

Table showing bond spreads that widened the most for various issuers.

High-yield issues with the biggest price increases...

Table of high-yield issues with the biggest price increases.

...And with the biggest price decreases

Table of high-yield issues with the biggest price decreases.

*Estimated spread over 2-year, 3-year, 5-year, 10-year or 30-year hot-run Treasury; 100 basis points=one percentage pt.; change in spread shown is for Z-spread.

BUSINESS NEWS

WPP's Digital Growth Boosts Revenue

By MEGAN GRAHAM

Advertising giant WPP PLC said its 2021 like-for-like net revenue was up 12% from 2020 and 2.9% from the pre-pandemic year of 2019, driven by strong demand for digital services, e-commerce and technology.

that 2021 was a strong year for the global ad industry—driven by a stronger-than-expected macroeconomic environment, increasing spending by consumers using pent-up savings and growth in digital channels.

2023 revenue target in 2021.” WPP recorded 2021 revenue of £12.8 billion, the equivalent of \$17.1 billion, up 6.7% from £12 billion in 2020. Net profit

In the fourth quarter, like-for-like net revenue grew 11% from the year-earlier period and 3.6% from the pre-pandemic fourth quarter of 2019. WPP forecasts net like-for-like revenue of around 5% in 2022.

The company said one major driver of digital growth has been an explosion in e-commerce. GroupM estimates global retail e-commerce grew by 20% in 2021.

Digital-first businesses are spending more on marketing to grow quickly because they don't have the costs associated with physical stores, WPP said. Traditional advertisers

are investing in retail and commerce media, blurring the lines between their marketing and sales promotion budgets, and boosting markets for marketing services businesses, the company added.

“Clients either want to be where...consumers spend time or where consumers spend money,” Mr. Read said in an interview. “And that's what our job is—to help them do that.”

Mr. Read said on the earnings call that he was looking at the situation in Ukraine “with great concern,” adding that Russia's attack on the neighboring country could

have a broader macroeconomic impact.

“Notwithstanding today's events, we are still expecting the strong consumer-led recovery as the world opens up [from] the pandemic,” Mr. Read said. “Inflation has tended to be helpful for advertising spend more generally. I think clients are looking where they can, despite inflation pressures, to maintain their spending, to keep market share.”

Mr. Read said on the earnings call that WPP has about 200 staffers based in Ukraine and the company is providing them with financial and other assistance.

New Highs and Lows

Table with 18 columns: Stock, 52-Wk % Change, Stock, 52-Wk % Change, Stock, 52-Wk % Change, Stock, 52-Wk % Change, Stock, 52-Wk % Change, Stock, 52-Wk % Change, Stock, 52-Wk % Change, Stock, 52-Wk % Change, Stock, 52-Wk % Change. Lists various stocks and their performance metrics.

Mutual Funds

Table with 12 columns: Fund, Net YTD % Change, Fund, Net YTD % Change, Fund, Net YTD % Change, Fund, Net YTD % Change, Fund, Net YTD % Change, Fund, Net YTD % Change, Fund, Net YTD % Change. Lists mutual funds and their performance metrics.

MARKETS

L Catterton Plans for Possible Summer Listing

BY CORRIE DRIEBUSCH AND CARA LOMBARDO

L Catterton is planning an initial public offering, people familiar with the matter said, seeking to take advantage of surging investor interest in private equity.

The firm in recent days hired Goldman Sachs Group Inc. and Morgan Stanley to lead an IPO that could take place this summer, the people said. The firm, which is backed by LVMH Moët Hennessey Louis Vuitton SE's billionaire chairman, Bernard Arnault, could fetch a valuation of \$3 billion or more, the people said.

As always, the plans are subject to change based on market conditions or other factors.

Reuters reported in July that L Catterton was evaluating options including a public listing or special-purpose acquisition company deal.

Greenwich, Conn.-based L Catterton manages roughly \$30 billion, and its portfolio includes a swath of well-known consumer companies. Among them: German shoe manufacturer Birkenstock GmbH and children's-apparel maker Hanna Andersson. In 2020, it sold Cholula for around \$800 million at a sizable profit after owning the hot-sauce company for less than two years.

Low interest rates have en-

L Catterton's portfolio includes a swath of well-known consumer companies.

couraged investors to pour money into private-equity funds in search of higher returns. Firms are now sitting on billions of dollars just as many publicly traded companies' stock prices are falling sharply. Private-equity firms also developed new ways to bolster and highlight their management fees, which are prized by public investors for their steadiness.

TPG Inc. went public earlier this year at a roughly \$9 billion valuation; after initially rising, the stock is back to trading around its \$29.50 IPO price.

So far in 2022, the IPO market has been quiet following a record 2021. A volatile stock market, poor performance from last year's class of IPOs and rising interest rates have deterred companies from launching offerings, according to bankers and company executives. IPO volumes are down roughly 87% so far this year in the U.S., according to Dealogic.

L Catterton was born in 2016, when private-equity firm Catterton teamed up with LVMH and Groupe Arnault. It has 17 offices around the world, and in addition to its flagship fund, has ones devoted to growth companies, Latin America, Europe, Asia and real estate.

Yields Fall as Investors Flee Risk

Some question if the Ukraine conflict will have implications for the Fed's policy outlook

BY SEBASTIAN PELLEJERO

U.S. government bond yields fell Thursday as investors sought out haven assets following the Russian attack on Ukraine.

The yield on the benchmark 10-year Treasury note finished Thursday's session at 1.969%, according to Tradeweb, down from 1.976% Wednesday.

Yields, which fall when bond prices rise, started to decline Wednesday night after Russian President Vladimir Putin ordered an offensive in Ukraine that he said was aimed at toppling the government in Kyiv and "demilitarizing" the country. Government bond yields then pared declines during the U.S. session.

CREDIT MARKETS

Investors typically sell riskier assets like stocks and buy safe-haven assets like Treasuries when war breaks out, expecting the conflict and possible sanctions to slow economic growth. Major U.S. stock indexes dropped at open Thursday following the Russian attack, but recovered later in the session, while stocks in Asia and Europe fell sharply.

Thursday's yield fall reverses the recent U.S. Treasury market selloff, which pushed the 10-year yield above 2% for the first time since mid-2019. Many investors have been betting that the Federal Reserve will raise interest rates and remove stimulus measures in an effort to fight high inflation, sending yields to their highest levels during the pandemic.

Now, some are starting to question if Russia's attack on Ukraine may have implications for the Fed's policy outlook.

A recovering labor market

U.S. 10-year Treasury note



Source: Tullett Prebon

and high inflation should motivate the Fed to raise interest rates through the end of the year, but, in the near-term, Treasury yields will be stuck trading between geopolitical conflict and strong fundamentals, said Gennadiy Goldberg,

senior U.S. rates strategist at TD Securities.

"It's difficult to gauge where exactly yields shake out in the short-term," he said.

Analysts and investors pay close attention to Treasury yields because they set a floor on borrowing costs and are a key input in financial models used to value stocks and other assets. This year's climb has helped drive up mortgage rates and contributed to declines in stocks and other speculative bets, including cryptocurrencies and unprofitable technology company shares.

The conflict in Ukraine may differ from past events that led the Fed to delay tightening monetary policy because inflation has created a stronger and more urgent reason to tighten, Goldman Sachs analysts said in a Thursday note to clients. Geopolitical risks won't stop the Fed from raising rates by 0.25 percentage point at its coming policy-making meeting, though it

lowers the odds of a 0.5 percentage-point rate increase in March, they added.

"Signs of problematic wage-price dynamics have already emerged and near-term inflation expectations are high," they said. "For all of these reasons, the FOMC's plan to raise rates steadily looks less likely to be knocked off course."

Federal-funds futures, which investors use to bet on central bank policy, recently showed a 13% chance that the Fed raises short-term interest rates by 0.5 percentage point at its policy meeting in March, according to CME Group, down from over 33% Wednesday.

Short-term Treasury yields also fell following the Russian offensive. The yield on the two-year note, which tends to trade on investors' interest-rate expectations, dropped to 1.544% Thursday, from 1.598% Wednesday—the highest closing yield since December 2019.

Coinbase Profit Surges During Bitcoin Ride

BY PAUL VIGNA

Coinbase Global Inc.'s fourth-quarter income more than quadrupled as the largest U.S. cryptocurrency exchange benefited from a manic quarter that saw bitcoin set a record before dropping sharply.

For the fourth quarter, Coinbase had net income of \$840 million, or \$3.32 per diluted share, on net revenue of \$2.5 billion, the company said Thursday, compared with earnings of \$177 million on net revenue of \$497 million a year earlier.

Analysts had projected earnings of \$1.94 a share on revenue of \$1.97 billion, according to FactSet.

In aftermarket trading, shares of Coinbase were down 3.7% at \$172.86.

For 2021, the company reported net income of \$3.62 billion on net revenue of \$7.36 billion, up from net income of \$322 million on \$1.14 billion in net revenue in 2020.

The fourth quarter was a particularly volatile one for cryptocurrencies. The price of bitcoin rose from \$43,800 to a



Overall, the U.S.'s largest cryptocurrency exchange has 89 million verified users.

record \$68,991 by November, a gain of 58%, pushing the value of the entire crypto market to a record \$3 trillion. From there, however, bitcoin fell 33%, finishing the quarter at \$46,208.

That price action attracted a lot of attention and brought in many new users, which helped Coinbase. Like any exchange, it makes money on trades, not the direction of the trades.

Despite that volatility—or for certain high-risk traders because of it—the crypto market saw a surge of interest and trading, and Coinbase's report reflects that. A key measure of its customer base, monthly

transacting users, rose to 11.4 million in the fourth quarter from 2.8 million a year earlier. Overall, the exchange has 89 million verified users. Analysts had projected 78 million users.

Its trading volume for the quarter rose to \$547 billion from \$89 billion a year ago, and assets on platform—how much money customers are keeping in Coinbase accounts—rose to \$278 billion from \$90 billion.

Coinbase is the most prominent of a group of publicly traded companies, including Marathon Digital Holdings Inc., Riot Blockchain Inc. and MicroStrategy Inc., which are either in the crypto industry or focused on it. Because of that, their stocks tend to track the price of the broader crypto market.

Coinbase's stock closed at a record of \$357.39 on Nov. 9, about the same time bitcoin was hitting its record. It has been mainly downhill since then. After closing Thursday at \$179.56, the stock is down 50% from that record, and down 29% year to date.

Invasion Offers Lessons

Continued from page B1
rope. In early Thursday trading, Northrop Grumman had among the biggest U.S. stock-price gains, while British and French defense contractors BAE Systems and Thales were among the best-performing European stocks.

The bigger picture is that more military spending means less spending on other parts of the economy.

If unemployment was high this would be less of a problem, but with the world economy struggling to keep up with demand, it means more long-term upward pressure on inflation.

Less globalization is a natural result of a new Cold War, and a major challenge. Europe is reliant on Russia for natural gas, and Russia and Ukraine together produce one-quarter of the world's wheat, as well as one-third of palladium and the bulk of the neon used in semiconductor production.

China is the world's biggest exporter and almost every supply chain relies on Chinese sourcing. Breaking the rest of the world's dependence on Russia, let alone China, is a multidecade project.

However, the trend toward more local production has been under way since the 2008 economic meltdown, with exports falling as a share of gross domestic product, and was accelerated by many corporate management teams after the pandemic created massive supply-chain problems. Previously, global trade had

grown in importance almost continuously from the start of Russia's glasnost policy of opening up in the mid-1980s.

Investors have woken up to the need for new sources of energy that produce less carbon, and clean energy stocks were the best performers on Thursday. Now governments need new sources of energy that don't rely on foreign rivals, so that low-carbon shift could be accelerated—although so could drilling for gas and oil in friendlier regions.

For investors, the impact is unpleasant. Higher energy prices and domestic sourcing hurt profit margins, because companies have to pay up rather than shop globally for the cheapest. If companies try to recover the margin by raising prices, it means more inflation. If they try to recover it by cutting other costs, it hurts growth. However it is done, using resources in a

less productive way is bad for the economy, even if it is the right thing to do.

Geopolitics is scary again. It isn't only Russia and China. Ukraine gave up its Soviet-era nuclear missiles in return for a promise from Russia, the U.K. and the U.S. "to respect the independence and sovereignty and the existing borders of Ukraine."

It is easy to see why a small country with powerful ruthless neighbors, or that doesn't get on with the U.S., would see Ukraine's fate as a reason to secure nuclear weapons, even if realistically, Kyiv could never have kept its nukes. Even countries currently under U.S. protection, such as Japan and South Korea, might reasonably worry about the reliability of their ally given the state of domestic American politics, and want nuclear deterrence.

Geopolitical tension has a tendency to spread. After Ukraine, the next in line is Taiwan, which China insists is a breakaway region. But even if China dials down the rhetoric across the Taiwan Strait, investors should expect a bigger discount on risky assets to take account of geopolitical risks, at least until memories of Russian tanks advancing on Kyiv fade. These long-term trends aren't really priced in, and the focus for now is on short-term issues of Ukrainian resistance, the extent of Western sanctions and whether the conflict could spread.

Investors cannot ignore the short-term effects. Already on Thursday markets were helped by the expectation that the Federal Reserve would lift rates at a less frantic pace. But the prospect of a new era of geopolitical rivalry will hit the market's long-term prospects, and bears close attention.

SEC Probes Musk Siblings

Continued from page B1
a plan, according to regulatory filings.

But a disclosure filed with the SEC on Nov. 5 didn't say that he used such a program for those trades. The filing said he donated 25,000 shares to charity in addition to selling 88,500 shares. After the sale, he owned 511,240 shares.

Kimbal Musk's second-biggest sale of Tesla shares was in February 2021, when he sold \$25 million of stock at around \$852 a share—a price the stock wouldn't reach again until October. The disclosure for that sale didn't say Kimbal Musk used a 10b5-1 plan for those trades.

Elon Musk created his own 10b5-1 plan to sell Tesla shares



Kimbal Musk at an event in Colorado last week.

on Sept. 14, according to a filing that disclosed his November trades. The disclosure said the trades were "automatically effected" pursuant to the plan and involved stock options

that had vested and were scheduled to expire this year. The price of Tesla's shares began declining after Mr. Musk began selling on Nov. 8 and fell 33% since then.

The SEC's civil investigation, which began last year, could end without the regulator making formal allegations of wrongdoing. The SEC sometimes closes probes without taking enforcement action.

Mr. Musk, Tesla and the SEC have been feuding since 2018, when the CEO landed in trouble over a tweet that regulators said was misleading. Mr. Musk wrote that he had "funding secured" to take Tesla private at \$420 a share.

After an investigation, the SEC said Mr. Musk never discussed such a going-private deal and that his statement, which caused Tesla's stock to skyrocket, constituted fraud.

Mr. Musk and Tesla settled the SEC lawsuit in 2018 by each agreeing to pay \$20 million, and Mr. Musk stepped down as chairman. He also agreed to pre-clear tweets that were deemed material to Tesla shareholders with Tesla's lawyers. A Manhattan federal court approved the policy, which covered a list of events, financial metrics and product

announcements.

Mr. Musk has maintained a combative posture with the SEC. A lawyer for Tesla and Mr. Musk last week accused the SEC of harassing Mr. Musk with "serial investigations" of him and the company. The claim was made in a letter that the attorney, Alex Spiro, filed with a federal judge who oversaw the 2018 settlement.

In another letter to the court, Mr. Spiro alleged the SEC leaked information about an investigation.

On Thursday, U.S. District Judge Alison Nathan issued an order, writing that she couldn't force the SEC to respond to the claim because the letter "does not contain specific facts or legal authority to justify this request."

—Mark Maremont, Liz Hoffman and Rob Copeland contributed to this article.

Scan this code with your mobile device for a WSJ video about Elon Musk's ambitions.

HEARD ON THE STREET

FINANCIAL ANALYSIS & COMMENTARY

Europe's Energy Options Look Limited

If Russia starts cutting off natural gas altogether, though, there isn't a whole lot the world can do to help

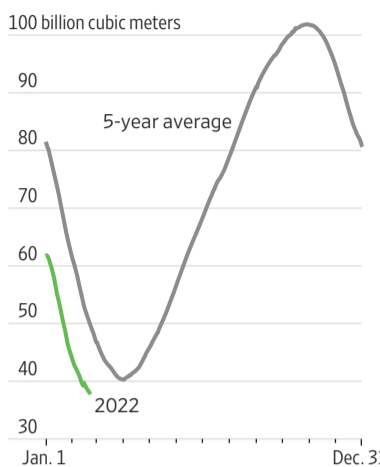
It is Ukraine that Russia is invading but, depending on the Kremlin's whims, the rest of Europe could be subject to warlike rationing of energy. Natural-gas prices in Europe—already painfully high—are headed higher still. How much can the rest of the world pitch in?

Natural-gas futures in Europe soared almost 40% to \$40.39 per million British thermal units on Thursday morning, about eight times where prices are in the U.S. Europe depends heavily on Russian natural gas; gas exports from the country met roughly 38% of European Union demand in 2020. With spring some months away, natural-gas inventory is running about a quarter below the five-year average in the region, according to data from S&P Global Platts.

The most likely scenario, one where only natural-gas flows through Ukraine are disrupted, seems more manageable. Ukraine isn't nearly as important to European energy as it was back in the early 2000s when the country was the main conduit through which Russia exported its natural gas to Europe. In 2006, 80% of Russian gas supplies to Europe went through Ukraine.

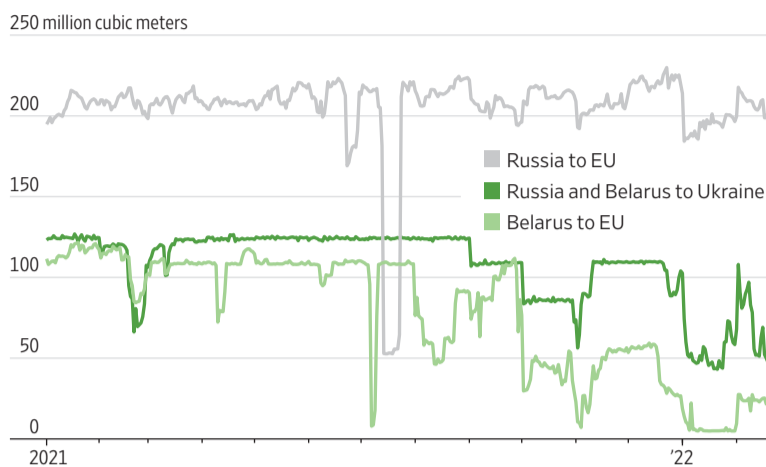
In recent years, Ukraine played a smaller role and as of Feb. 20, roughly 18% of the natural gas that Russia's Gazprom sent through pipelines to the EU went through the country, according to its own

Europe's natural gas in storage



Sources: S&P Global Platts (Europe storage); Gazprom (Russian flow)

Russian natural-gas flows to Europe



disclosure.

One fine point to remember here is that Russia has been severely limiting natural-gas flow through Belarus and Ukraine since last year while keeping flows that go directly from itself to Europe mostly intact. Gazprom has been sending roughly 1.7 billion cubic feet per day of natural gas through Ukraine, just 40% of the volume it used to send in January 2021.

This has meant Europe has started relying more heavily on seaborne liquefied-natural-gas imports, many from the U.S. Europe was on the receiving end of nearly 77% of U.S. LNG cargoes exported in January, according to the Cen-

ter for Liquefied Natural Gas.

The U.S. has a peak liquefaction capacity of 11.6 billion cubic feet per day. Assuming high utilization, it could imply the U.S. is sending 8 billion to 9 billion cubic feet a day. That leaves about 3 billion cubic feet a day worth of U.S. LNG that can be exported on the generous end of the estimate.

Given that U.S. LNG cargoes have Asian customers, where supply is also tight, there isn't infinite wiggle room. Still, some more LNG from the U.S. plus those from others—such as Qatar—and from storage could help patch the hole from Ukraine. There is about 1.3 trillion cubic feet in storage tanks in Eu-

rope, per S&P Global Platts data.

But the worst-case scenario—one in which Russia opts to turn the taps off on other pipelines—would be catastrophic. Russian President Vladimir Putin said at an energy conference on Tuesday that the country wouldn't do that, according to a report from The Wall Street Journal.

The scenario can't be completely ruled out, though. Nikos Tsafos, chair of energy and geopolitics at the Center for Strategic and International Studies, said at a press briefing earlier this month that in such a scenario, the continent will be looking at "rationing of gas to industrial customers"

and that countries will have to start burning what they can, "oil, coal, wood," adding that prices would become "essentially meaningless."

While there are other countries that could still provide some natural gas, the top suppliers are essentially tapped out. Norway's prime minister said the country is delivering natural gas at maximum capacity, according to a report from Reuters. Qatar, a top LNG exporter, has somewhat limited capacity to send supplies given that much of its volumes are contracted with Asia.

This could end up being a turning point for Europe, which will surely look at diversifying its natural-gas sources. LNG imports are the most obvious solution, but Europe will likely need to build LNG terminals in more places. Today, a third of Europe's LNG import capacity is located in Spain and Portugal, with 24% in the U.K. Both import terminals and export terminals take years to plan and build.

A mild winter and strong LNG flows had so far shielded the continent from even worse price increases, notes Christopher Louney, commodity strategist at RBC Capital Markets.

With the Kremlin and the weather being equally hard to predict, it is unclear exactly which one will ride to Europe's rescue.

—Jinjo Lee



Customers lined up at an ATM of Russian bank Sberbank in Kramatorsk, Ukraine, on Thursday to withdraw funds.

Sanctioning Banks Isn't Easy

Key Swift platform used for cross-border payments is hard to switch off

As the U.S. and Europe weigh how to respond to Russia sending troops into Ukraine, financial sanctions are prime among those measures. U.S. and European countries have contemplated seeking to cut off Russian banks from the global Swift network—an extraordinary, rarely used form of financial isolation that President Biden said for now didn't have the support of some European allies.

U.S. and European countries have contemplated seeking to cut off Russian banks from the global Swift network—a rarely used form of financial isolation that President Biden said for now didn't have the support of some European allies.

The Society for Worldwide Interbank Financial Telecommunication, or Swift, was founded in the 1970s to replace the telex system. It is owned by its members and overseen by central banks. Swift operates in over 200 countries and connects more than 11,000 banks, financial institutions and corporations. It doesn't move money itself but is a vital messaging platform that banks use to order tens of millions of cross-border payments and other transactions to each other every day.

But it isn't an easy switch to flip. While banks can operate on Swift in ways that comply with their domestic legal obligations and sanctions, the organization doesn't decide to cut off a financial institution or a country from the network. "Swift is neutral," according to the organization's website. "Swift has no authority to make sanctions decisions." Sanctions laws can conflict from country to country so, because it is incorporated in Belgium, it follows European Union regulations, according to the website. It shut off banks in Iran in 2012 in response to EU sanctions measures.

The politics of these moves aren't simple, though. Many of those banks were reconnected in 2016 as the EU delisted banks from sanctions lists. Then in 2018, when the U.S. sought to sanction Iran again, some Trump administration officials were reported to be prepared to pressure Swift if it didn't comply with U.S. laws. Swift restricted certain Iranian banks, which it said was an "isolated event" and "regrettable," and "taken in the interest of the stability and integrity of the wider global financial system." Perhaps there will at some point be further U.S. and European unanimity about financial sanctions in response to President Vladimir Putin's actions.

There also have been financial-risk concerns expressed about cutting off a major economy and commodity exporter. The chair of the Financial Stability Board, an international regulatory body, told the Financial Times that blocking Russian banks' access to the network could spark a "severe disruption in payment flows." The primacy of the U.S. dollar in energy markets gives the U.S. vast clout, but it also raises concerns about disruptions of key gas markets. Russian banks may be correspondents for clients in other countries, and non-Russian banks might be transacting on behalf of Russian clients. Fitch Ratings noted a Swift cutoff could "impede repayments of foreign creditors." Some European banks have sizable lending exposure in Russia.

Big U.S. banks have limited direct exposure to Russia. The country doesn't rank among JPMorgan Chase's top 20 non-U.S. exposures, for example, and it represented just 0.3% of Citigroup's exposures as of the third quarter. Citigroup already is in the process of exiting consumer banking in Russia as part of

a broader exit from several markets.

Still, payments companies have long feared that the underlying system's role in politics would put them in the middle of conflicts while encouraging national fragmentation in networks. Russia and China have been building their own Swift-like systems. Digitized central-bank currencies or other tokens such as bitcoin could be fast-tracked to play a bigger role in global payments, though it might also harden suspicion of these tools if they help degrade the effectiveness of sanctions.

Russian lenders have rebalanced toward domestic banking since the Crimea annexation in 2014 led to responsive sanctions, and their assets are now 60% funded with domestic deposits, according to research analysts at JPMorgan. They still face potential needs to convert rubles to a "hard" currency such as euros or U.S. dollars for hedging, managing rate risk or trade, the analysts noted. Sanctions could aim to target that convertibility.

Even without a Swift cutoff, the proposed measures will include sanctioning large Russian banks, which could extend to other kinds of payments. The sanctions in response to Crimea affected U.S. card networks, for example. Since then, digital banking and payments have only grown in variety and importance. Russia might respond with its own measures, though it isn't yet clear whether its alternative payments networks would be sufficient for its own turn inward.

Whatever happens in the coming days, it is likely that geopolitics by payments is only going to intensify. Banks and payments firms will continue to face new challenges to becoming truly global.

—Telis Demos

Power Companies Lure Green Investors As Acquisition Suitors

Big carbon emitters have been shunned by the market in recent years. Ironically, that is making environmentally conscious investors more interested in them.

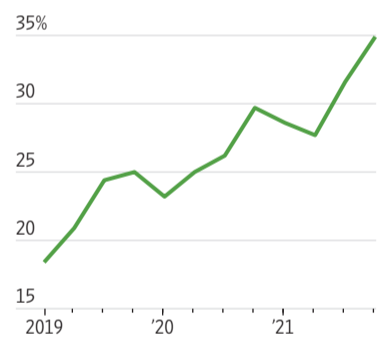
Take the latest example from Down Under. Australian energy and power company **AGL Energy**, the country's largest carbon emitter, on Monday rejected a \$3.5 billion bid from a consortium that aims to speed up the power company's decarbonization effort. The consortium includes Canadian asset manager **Brookfield Asset Management** and tech billionaire Mike Cannon-Brookes, who co-founded the \$71 billion software company **Atlassian Corp.** Mr. Cannon-Brookes has been an outspoken advocate for clean energy and his Twitter exchange with Elon Musk in 2017 prodded Tesla to build the world's then largest lithium-ion battery in South Australia. Brookfield is expected to complete this year its purchase of power and gas distributor AusNet for 10.2 billion Australian dollars, the equivalent of \$7.4 billion.

The consortium said it would spend around \$14.4 billion to shut down AGL's coal-fired plants ahead of schedule and replace them with clean energy and storage. It aims to make the roughly 185-year-old power company carbon neutral by 2035.

The bid, at a 4.7% premium to Friday's close, seems opportunistic as AGL's shares lost nearly three-quarters of their value since 2017. AGL said the bid undervalues the company and its current plan to split into two, with one company housing the coal assets, is better for shareholders. But the market doesn't seem to think that's the end of the story: AGL's shares are trading higher than the consortium's offer price.

Whatever happens, investors everywhere should pay attention to how the situation unfolds. The

Average renewable share of generation in Australia's largest power market



Source: Australian Energy Market Operator

consortium is betting that replacing polluting assets with cleaner alternatives isn't just a greener choice, but a profitable one: especially if shutting down coal plants is inevitable and building out renewables and storage gets cheaper. They are betting that recent price surges for raw materials won't disrupt the long-term trend of ever-cheaper renewable costs.

The rise of renewables, especially rooftop solar, in Australia has caused wholesale electricity prices to fall in recent years. Renewable energy accounted for a record 34.9% of generation in the country's main electricity market last quarter, according to the Australian Energy Market Operator.

AGL's rival Origin Energy said last week that it will close the country's largest coal-fired power plant seven years early as the plant is under pressure from cleaner and lower-cost alternatives.

The move toward a carbon-zero future may still not be as fast as many would like. But perhaps market forces are starting to give a stronger push in the green direction—even in the land of coal and natural gas Down Under.

—Jacky Wong



A power station operated by AGL Energy in the Latrobe Valley, Australia.

CARLA GOTTGENS/GETTY IMAGES

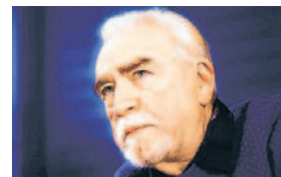


\$8.5 Million
Paul McCartney takes a big loss on his NYC penthouse. **M10**

MANSION

THE WALL STREET JOURNAL.

Brian Cox
The actor recalls a troubled Scottish childhood. **M12**



Friday, February 25, 2022 | **M1**

HOMES | MARKETS | PEOPLE | REDOS | SALES



At 740 Park Avenue, a condo for \$60 million or more

Off-Market Deals Surge In New York

With luxury inventory tight, homes are getting scooped up before they even hit the market



220 Central Park South had multiple off-market deals



\$23.5 MILLION
Sale price of a Walker Tower condo in Manhattan

FROM TOP LEFT: ANDREW LAMBERSON FOR THE WALL STREET JOURNAL; AMIR HAMJIA/BLOOMBERG; TINA GALLO PHOTOGRAPHY; EVAN JOSEPH IMAGES; JUSTIN J WEE FOR THE WALL STREET JOURNAL (COX)

By E.B. SOLOMONT

When billionaire Jacqui Safra hired Nikki Field to sell his New York City penthouse last year, he made a series of demands. Mr. Safra, a descendant of the Lebanese-Brazilian banking family, told the real-estate agent she had three months to quietly drum up interest in the Upper East Side triplex without listing it on the public market, Ms. Field recalled.

There were no professional photos of the Fifth Avenue co-op—just one snapshot of Central Park taken from the terrace—and Ms. Field was given access to the apartment for a single day of showings.

Ms. Field said she set the asking price at \$40 million the day before showings took place in May. Seven billionaires came to tour the roughly 7,000-square-foot apartment with a glass conservatory on the top floor, *Please turn to page M4*

421 Broome Street: \$49 million penthouse



Gene Wilder's Former Home Back in His Family

The famed actor's home was recently owned by Elon Musk, who sold it to the new owner, Mr. Wilder's nephew

By NANCY KEATES

JORDAN WALKER-PEARLMAN was heartbroken when he was told, erroneously, that the house where he grew up with his uncle, the late actor Gene Wilder, had been demolished.

He still had vivid memories—sometimes even dreams—of Mr. Wilder's morning swims in the kidney-shaped pool, the Sunday after-tennis hangouts with the likes of Mel Brooks and Sidney Poitier, raucous dinner parties, and listening to Mr. Wilder read scripts and play piano while he nursed a Lillet cassis cocktail.

The low-slung, white-shingled house, in the Bel-Air neighborhood of Los Angeles, was also where actress, comedian and "Saturday Night Live" cast member Gilda Rad-



ner died from ovarian cancer in 1989. Mr. Walker-Pearlman considered her a second mother after she married Mr. Wilder in 1984.

"I mourned the house," says Mr. Walker-Pearlman, a 53-year-old film director and writer, who directed the 2000 film "The Visit" and whose wild hair and prominent, expressive eyes are similar

to those of his late uncle, known for his work in "Willy Wonka & the Chocolate Factory" and "Blazing Saddles." From an early age, Mr. Walker-Pearlman split his time between living with Mr. Wilder, and living with his grandmother in Harlem. His biological parents, he says, were "a little crazy and not enthusiastic about the responsibil-

ities of child rearing."

Then one day, when he was in the neighborhood, Mr. Walker-Pearlman drove by to show his wife, screenwriter Elizabeth Hunter, where the house had been. He was shocked to find it still standing. Owned by tech billionaire Elon Musk, there was a large party under way, but the se-

curity guard opened the gate so they could peek in.

About a year later, a friend sent him a screenshot of Mr. Musk's now-famous May 1, 2020, texts:

"I am selling almost all physical possessions. Will own no house" and "Just one stipulation on sale: I own Gene Wilder's old house: It *Please turn to page M6*



Jordan Walker-Pearlman, Gene Wilder's nephew, thought the Bel-Air home had been razed.

NATASHA LEE FOR THE WALL STREET JOURNAL (2)

PRIVATE PROPERTIES

An Encino Compound Has Four Houses

A Los Angeles compound with four houses, a recording studio and a menagerie of animals is coming on the market for \$39 million.

If it sells for anywhere near its asking price, the property would set a record for Encino, a celebrity-friendly neighborhood of L.A., said listing agent Gwen Banta of Sotheby's International Realty, who is marketing the home privately, without putting it on the multiple listing service. The current record is a 2019 purchase by musician Nick Jonas and his

wife, the actress Priyanka Chopra Jonas, who paid \$20 million for an Encino home, The Wall Street Journal reported.

FOR SALE
\$39
MILLION
10,000 sq. ft
main house

The seller is Pati Hillis, 66, an investor who has renovated several homes. She and her ex-husband, Danny Hillis, a pioneer in parallel computers, bought the main residence for \$1.8 million in 1999, records show. The two split up in 2015 and she kept the Encino property. Ms. Hillis estimated she's spent approximately \$15 million over the years



The owner paid \$1.8 million for the main house in 1999.

to restore and expand the property.

Spanning around 2.5 acres, the gated compound has four houses, including a roughly 10,000-square-foot main residence with an interior courtyard and a 65-foot pool, Ms. Hillis said. There is also a midcentury modern-style home, two guest cottages and a barn. The property is home to a roaming troop of dogs, alpacas and miniature horses, although the animals aren't included in the sale.

The couple bought the house when they moved to California from the East Coast, said Ms. Hillis, who also invented a corkscrew that was sold in Zabar's and Dean & DeLuca in the 1990s. "I was looking all over the place trying to find something with soul," Ms. Hillis said. "It was,



frankly, quite hard."

Ms. Hillis said the circa-1930s main house was

rundown when they bought it. Renovations included restoring the timber-frame

structure, which has oak and pine floors and wood-beamed ceilings, she said. A second floor and a third-story tower were added to the house, and a pond on the property was enlarged.

In 2010, the Hillises bought a neighboring property for around \$1 million. Ms. Hillis said it cost a couple million dollars to gut the property's midcentury home, which is roughly 2,750 square feet with three bedrooms. She said she turned the garage space into a recording studio used by local and visiting artists.

Ms. Hillis said she decided to sell because she bought a roughly 18-acre ranch in Topanga Canyon. She owns another house in Encino, about 2 miles away, which she is renovating. She also has a home in Mexico, she said.

—E.B. Solomon



The property spans around 2.5 acres.

rickie freeman
TERI JON
WWW.TERIJON.COM

GET THE LOWDOWN ON HIGH FINANCE

A new weekly podcast by Barron's columnist Jack Hough. Business leaders and trendspotters, insights and absurdities—this is Wall Street like you've never heard before.

BARRON'S
STREETWISE
WITH JACK HOUGH





378 WEA*, 4C, NY · 5BD 5.5BA · \$10,050,000
Light-filled condo with S, E, N. Private entrance.
Alexa Lambert · alexa.lambert@compass.com



900 5th Ave, 18/19B, NY · 3BD 3.5BA · \$7,750,000
Fifth Ave rare duplex with 2 terrs & stunning vus.
Karen Whiton · karen.whiton@compass.com



15 CPW, 3F, NY · 2BD 2.5BA · \$6,395,000
Sunny 1,987 SF corner with 8 oversized windows.
Kyle Blackmon · kblackmon@compass.com



515 E 72nd St, 7B, NY · 6BD 5.5BA · \$5,895,000
Exquisite mint condo with pool & private park.
J. Bernard + J. Stockwell · sbs@compass.com



250 West St, 3A, NY · 3BD 2.5BA · \$3,695,000
Mint Tribeca loft-like condo in drmn & roof terr.
Tracie Golding · tracie.golding@compass.com



50 Riverside Dr, 14D, NY · 2BD 3BA · \$2,995,000
Light-filled renov corner classic 6, vus of park.
Pamela D'Arc · pamela.darc@compass.com



21-30 44th Dr, PHD, NY · 3BD 3BA · \$2,950,000
LIC PH embodies contemporary sophistication.
Cristina Candio · cristina.candio@compass.com



11 E 92nd St, 3R/4F/R, NY · 3BD 3BA · \$2,850,000
Elegant, sun-splashed duplex w a large priv terr.
L. Powers + E. Goss · lori.powers@compass.com



863 Park Ave, 7W, NY · 3BD 3BA · \$2,495,000
Rarely avail, sun flooded & large pre-war co-op.
C. Miller Martin · christine.martin@compass.com



33 5th Ave, 8D, NY · 1BD 1BA · \$1,595,000
GV designer renov pre-war corner, 3 expos, hi ceil.
J. Lavoie + M. E. Cashman · jlavoie@compass.com



31-64 45th St, NY · 4BD 3BA · \$1,190,000
Crisp and clean 2 family home in Astoria.
Bianca Colasuonno · biancac@compass.com



560 Carroll St, 4A, NY · Studio 1BA · \$850,000
Modern & spacious 774 SF in a boutique condo.
Nigel Hall · nigel.hall@compass.com

Manhattan

737 Park Ave, 20A | 4 BD 4 BA 1 HB | \$15,000,000**
Privacy & wraparound vus in this modern condo.
Alexa Lambert · alexa.lambert@compass.com

4 E 72nd St, 8A | 4.5 BA 4,500 SF | \$11,000,000
Beautiful decor 4-5BD + lib, 2 wbfplcs. Off 5th.
Kirk Henckels · kirk.henckels@compass.com

200 E 66th St, PHA2 | 4 BD 4 BA | \$9,500,000
PH condo w 4 expos, hot tub, wbfplc, 1,407' terr.
J. Stockwell + J. Bernard · sbs@compass.com

252 E 57th St, 58C | 3 BD 3 BA 1 HB | \$9,400,000
Lux condo in city & river vus from walls of glass.
Pamela D'Arc · pamela.darc@compass.com

555 Park Ave, 5W | 5 BD 5 BA 1 HB | \$8,900,000
Spacious 13 rm pre-war with arch details. Co-excl.
S. Hackley + E. Goss · lib.goss@compass.com

159 E 78th St | 4 BD 4 BA 1 HB | \$7,750,000
Lovely 18' TH with 4 fplcs, terrace, garden & bsmt.
Sassy Johnson · sassy.johnson@compass.com

241 W 20th St | 6 BD 3.5 BA 4,450 SF | \$6,495,000
Prime Chelsea 4 sty brk. Studio+bsmt+3 flr units.
Jonathan Mellon · jonathan.mellon@compass.com

58 Downing St | 3 BD 3 BA 2,661 SF | \$6,250,000
West Village 1 fam fully renov w bohemian charm.
M. E. Cashman · maryellen.cashman@compass.com

114 E 72nd St, PH | 3 BD 3 BA 1 HB | \$6,100,000
Lux full flr penthouse w 3 terraces & 4 exposures.
J. Bernard + J. Stockwell · sbs@compass.com

33 E 70th St, 8C | 4 BD 3 BA | \$5,995,000
Sunny, elegant classic 8 into 7. Low maintenance.
C.Smith+K.Henckels · carlin.smith@compass.com

953 5th Ave, 3/4 | 4 BD 4 BA 1 HB | \$5,995,000
Glamorous, light-filled pre-war duplex w library.
C. Miller Martin · christine.martin@compass.com

270 Broadway, 18D | 3 BD 2 BA 1 HB | \$5,850,000
Mint Tribeca pre-war condo. Iconic views & light.
S. Helms Wisniewski · shelms@compass.com

340 E 72nd St, PH16 | 3 BD 3 BA | \$5,300,000
PH w lovely proportions, classic finishes, great vus.
Carol Mann · carol.mann@compass.com

100 Barclay St, 11Q | 3 BD 3.5 BA | \$4,998,000
Light-filled Tribeca condo w priv outdoor space.
Amy Bonomi · amy.bonomi@compass.com

133 E 64th St, 10B | 3 BD 3 BA | \$4,995,000
High flr, sunny, 4 expos, perfectly scaled rms. Lib.
C. Miller Martin · christine.martin@compass.com

Manhattan

655 Park Ave, 3E | 3 BD 3 BA | \$4,750,000
Triple mint, sunny, classic 8-into-7. LR with wbfplc.
C. Miller Martin · christine.martin@compass.com

115 CPW, 9B | 4 BD 4 BA | \$3,800,000
Sunny, pre-war classic 8 at The Majestic. Views.
Rosette Arons · rosette.aron@compass.com

50 West St, 43B | 2 BD 2 BA 1 HB | \$3,695,000
Sweeping vus in lux condo w pool & observatory.
J. D'Ambrosio · josh.dambrosio@compass.com

784 Park Ave, 18A | 2 BD 2 BA | \$3,475,000
Sunny, 2 terrs, city vus, wbfplc, home offc, top loc.
Pamela D'Arc · pamela.darc@compass.com

29 E 64th St, 2A | 4 BD 3 BA | \$3,250,000
New xxx mint 7, A-line, quiet, sunny, lib vuv of CP.
Kirk Henckels · kirk.henckels@compass.com

50 Riverside Dr, 14D | 2 BD 3 BA | \$2,995,000
Mint light-filled corner classic 6 w vus of park.
Pamela D'Arc · pamela.darc@compass.com

1080 5th Ave, 2A | 3 BD 4 BA | \$2,995,000
Sunny, classic 7 with views of Guggenheim & CP.
Marcy Sigler · marcy.sigler@compass.com

149 W 22nd St, 1W | 2 BD 2 BA | \$2,795,000
Renovated 2,600 SF Chelsea loft with 13' ceilings.
Cornelia V. · cornelia.vanamburg@compass.com

965 5th Ave, 4A | 2 BD 3 BA | \$2,795,000
Six room pre-war w direct CP vus & arch details.
Melissa R. Kaiser · melissa.kaiser@compass.com

180 E 79th St, 9E | 2 BD 2 BA 1 HB | \$2,790,000
Loft-like exciting 6 rooms. LR w wbfpl, high ceils.
Eland Blumenfeld Team · celand@compass.com

795 5th Ave, 4007 | 1 BD 2 BA | \$2,600,000
Chic & glam 40th flr Pierre apt w amazing CP vus.
Marcy Grau · marcy.grau@compass.com

875 5th Ave, 2D | 3 BD 3 BA | \$2,600,000
Chic & renovated N & S exposures. Near CP. FS.
Alison Black · ablack@compass.com

120 E 81st St, 3B | 3 BD 3 BA | \$2,495,000
Spacious & elegant ~ 1,975 SF. FS & low maint.
Jamie Seidner · jamie.seidner@compass.com

133 W 17th St, 3D | 3 BD 2 BA | \$2,300,000
Sprawling & beautifully designed Chelsea loft.
Jeanne Kempton · jkempton@compass.com

142 E 71st St, 11D | 2 BD 2 BA | \$2,095,000
Rarely avail crnr 5 rm. White glove, pre-war, drmn.
Tracie Golding · tracie.golding@compass.com

Manhattan

1020 Park Ave, 15D | 2 BD 2 BA | \$1,995,000
Mint high flr w open S & N exposures. Close to CP.
Melissa R. Kaiser · melissa.kaiser@compass.com

303 E 57th St, 35G | 3 BD 3 BA | \$1,872,000
Fully renovated, city views from 3,400 SF. FS bldg.
James White · jwhite@compass.com

162 E 80th St, 2A | 3 BD 2 BA 1 HB | \$1,650,000
Pre-war classic 6 estate with wbfplc & 9' ceilings.
Sharon W. Flynn · sharon.flynn@compass.com

312 E 23rd St, 2B | 2 BD 2 BA 1,080 SF | \$1,375,000
Chic Gramercy condop loft w barrel vaulted ceils.
Deanna Lloyd · deanna.lloyd@compass.com

55 W 95th St, 65 | 3 BD 1 BA 1 HB | \$1,295,000
Sunny & renov pre-war co-op near CP. 24hr DM.
C. Steadman · carol.steadman@compass.com

60 E 96th St, 13E | 2 BD 1 BA | \$1,095,000
Mint sunny, vus, pre-war, nr CP, DM. 75% financing.
E. Frommer · eleanor.frommer@compass.com

40 Broad St, 14D | 1 BD 1.5 BA 831 SF | \$1,075,000
Mod condo heart of Finc' Dist, high ceils, drmn.
Rona Lynn · rona.lynn@compass.com

137 E 36th St, 2A | 1 BD 1.5 BA 1,050 SF | \$1,070,000
Bright & spacious duplex, low maint & great rm.
Julie Perlin · julie.perlin@compass.com

500 Grand St, C2H | 3 BD 2 BA 1,250 SF | \$989,000
Spacious & sunny, crnr LR w beamed ceils, closets.
Jeanne Kempton · jkempton@compass.com

205 E 78th St, 12J | 1 BD 1 BA | \$950,000
High flr So facing, wbfpl, W/D in FS pre-war co-op.
J. Schoenfeld · jamie.schoenfeld@compass.com

301 E 79th St, 31C | 1 BD 1 BA 657 SF | \$950,000
Spacious condo with panoramic views & low mtc.
Deanna Lloyd · deanna.lloyd@compass.com

400 W 58th St, 5A6A | 1 BD 2 BA | \$925,000
Bright & spacious duplex, low maint & great loc.
John Barbato · john.barbato@compass.com

150 E 49th St, 8B | 2 BD 1 BA 1 HB | \$920,000
Spac & renov, pre-war charm. Hi ceils, hdwd flrs.
Shelton Smith · shelton.smith@compass.com

345 E 57th St, 16B | 2 BD 1 BA | \$895,000
Sutton Place 5 into 4 pre-war gem. Fplc, drmn.
Richard Brown · richard.brown@compass.com

1787 Madison Ave, 501 | 2 BD 2 BA | \$795,000
Mint, sun-flooded, open vus, hdwd flrs thru-out.
C. Miller Martin · christine.martin@compass.com

Bklyn + Qns + Manhattan

9 Willow St | 5 BD 3 BA 2 HB | \$4,250,000
Legal 2 fam TH loc in prime Bklyn Hts. Wbfpl, grdn.
David Chang · dchang@compass.com

1178 Sterling Pl | 5 BD 3 BA 1 HB | \$2,300,000
Multi fam 2 sty TH in Historic Dist of Crown Hts.
Lakeisha Edwards · ledwards@compass.com

530 1st St, 7, Park Slope | 3 BD 1.5 BA | \$1,849,000
Vus & light on this top fl w 13 windows. Low mtc.
Jonathan Mellon · jonathan.mellon@compass.com

225 Rockaway Ave | 7 BD 4 BA 1 HB | \$1,375,000
Renovated mixed-use 3 family in Crown Heights.
Lakeisha Edwards · ledwards@compass.com

360 Furman St, 535 | Alcove 1 BA | \$1,275,000
Bklyn Heights, 1,082 SF condo loft w water views.
Jeanne Vass · jeanne.vass@compass.com

29 3rd Ave, 4 | 2 BD 1 BA | \$1,075,000
Charming & light-filled top floor in Boerum Hill.
Jeanne Kempton · jeanne.kempton@compass.com

135 Ocean Pkwy, 7M | 2 BD 2 BA | \$860,000
Kensington spac & bright, fully renov with priv terr.
Brad Bateman · brad.bateman@compass.com

439 E 88th St, 5C | 2 BD 1 BA | \$695,000
Top flr, spacious, north facing w new kit, hd flrs.
R. Khederian · robert.khederian@compass.com

515 E 85th St, 6D | 1 BD 1 BA | \$680,000
Spac south facing, large LR, DA, bth, closets. FS.
Valerie Artzt · valerie.artzt@compass.com

781 5th Ave, 313 | 1 BD 1 BA 1 HB 890 SF | \$599,000
Elegant & expansive, deco fplc & mod amenities.
S. Meem+G. Sheldon · sim.meem@compass.com

42-22 Ketcham St, C14 | 2 BD 2 BA | \$599,000
Elmhurst pre-war architecture & modern living.
Gregory Spock · gregory.spock@compass.com

165 E 72nd St, 6B | Studio 1 BA 600 SF | \$595,000
South-facing & in excellent cond. Closets galore.
James Hall + Anna Hall · jameshall@compass.com

150 CPS, 608 | Studio 1 BA | \$575,000
Plus office or dressing area in top pre-war bldg.
M. Schwartz · mercedes.schwartz@compass.com

7115 3rd Ave, 1A | 1 BD 1 BA | \$325,000
Bay Ridge open, loft-like, high ceils, W/D hook up.
Violette Tonuzi · violette.tonuzi@compass.com

550 Grand St, G12C | 2 BD 2 BA | \$5,500/mo.
Renov top flr corner. Fully furnished w 1 yr lease.
Brooke Joslyn · brooke.joslyn@compass.com

Find exclusive listings

only at compass.com

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. *The complete terms are in an offering plan available from the sponsor. File NO. CD19-0412. **The complete offering terms are in an offering plan available from the Sponsor. File No. CD11-0149. Sponsor: 737 Park Avenue Acquisition LLC c/o Macklowe Properties, 767 Fifth Avenue, New York.

COMPASS

Turn What You Love Into Where You Live



99 Crescent Beach Road | Glen Cove
\$11,500,000 | 7 BR, 6 BA, 2 HALF BA | **Web# 3349696**
Maggie Keats: O 516.944.2879 | Alexis Demirjian: O 917.520.0791



2 Wallis Lane | Nissequogue
\$10,600,000 | 7 BR, 5.5 BA | **Web# 3262013**
Tom Postilio: O 212.350.8008 | Mickey Conlon: O 212.350.8009



323 East 17th Street | Gramercy Park
\$7,650,000 | 6 BR, 5 BA, 2 HALF BA | **Web# 20879393**
Caroline Holl: O 212.891.7000 | Michael Russell: O 212.891.7795



6 Wallis Lane | Nissequogue
\$6,950,000 | 6 BR, 5 BA | **Web# 3362252**
Tom Postilio: O 212.350.8008 | Mickey Conlon: O 212.350.8009



50 United Nations Plaza, 33A | Turtle Bay
\$5,850,000 | 3 BR, 3 BA | **Web# 21252983**
Paula Burchill: O 212.891.5947



965 Fifth Avenue, 5B | Upper East Side
\$3,600,000 | 3 BR, 3 BA | **Web# 21349040**
Valerie Portny: O 212.650.4822 | Caroline Portny Beshara: O 212.891.7000



219 Hudson Street, 2B | Hudson Square
\$3,500,000 | 3 BR, 3 BA | **Web# 21477560**
Tom Postilio: O 212.350.8008 | Mickey Conlon: O 212.350.8009



219 Hudson Street, 3A | Hudson Square
\$2,995,000 | 2 BR, 2.5 BA | **Web# 21477592**
Tom Postilio: O 212.350.8008 | Mickey Conlon: O 212.350.8009



2 East 61st Street, 10013 | Lenox Hill
\$1,895,000 | 1 BR, 1.5 BA | **Web# 21382346**
Lydia Sussek: O 212.350.2224



55 Liberty Street, 19/20 | Financial District
\$1,885,000 | 3 BR, 2.5 BA | **Web# 20797998**
Lydia Sussek: O 212.350.2224

elliman.com

PRIVATE PROPERTIES



L.A. developer Eli Sasson has owned the land for decades.

A Designer Rebuilt Her Childhood Home

A modern home designed by architect Paul McClean in the exclusive Trousdale Estates area of Beverly Hills is coming on the market for \$88 million.

The seller is a limited liability company controlled by Los Angeles developer Eli Sasson, 81. Mr. Sasson's step-daughter Gina Assouad, who is a developer and interior designer, oversaw the construction and design of the house, she said.

Ms. Assouad said she has worked on homes at well-known L.A. condo buildings such as Sierra Towers and The Century. She also worked with Formula One heiress Petra Ecclestone on the design of her home in Brentwood.

Mr. Sasson has owned the land for decades, records show. Ms. Assouad, 36, said the family lived in a Louis XV-style house that formerly occupied the site—she spent her late teens there—until they decided to tear it down and replace it with a more modern, view-oriented property about eight years ago.

The recently completed mansion spans about 18,500 square feet with eight bedrooms and 11 bathrooms. It has a cantilevered outdoor entertaining deck, a 10-car garage with a car turntable, a temperature-controlled wine room, a 30-person movie theater

with a candy bar, an infinity pool and two saunas—a traditional one and an infrared one, according to the listing agents.

Ms. Assouad said she wanted to keep the design simple to let the views be the star. She had the European Oak wood floors flown in from Belgium, the cabinetry came from Italy and she hand selected Calacatta marble for the kitchens.

There is a water feature at the home's entrance, which was designed to make the home's occupants feel as if they were entering into tranquility. Ms. Assouad also custom designed a lot of the furniture, including a set of mohair chairs, she said. The furniture is not included in the sale.

Mr. McClean, the architect, is

FOR SALE
\$88
MILLION
18,500 sq. ft.,
30-person
movie theater



The house has eight bedrooms and 11 bathrooms.

MIKE KELLEY (3)



behind some of L.A.'s best known contemporary estates, including "The One," the Bel-Air spec house on the market for \$295 million.

Ms. Assouad said her parents originally planned on living in the recently completed property, but now think it is too big. "It kind of grew into this massive scale property," she said.

Mr. Sasson is the founder of Sassony Commercial Real Estate Company, a Los Angeles-based firm known for developing shopping centers and office buildings. The Trousdale Estates is among

the most sought after neighborhoods in the Los Angeles area. Comedian David Spade recently sold his longtime home in the area for \$19.5 million, just a month after listing it for \$19.995 million, The Wall Street Journal reported.

Branden and Rayni Williams of The Beverly Hills Estates share the listing with Tomer Fridman of Compass.

—Katherine Clarke

Paul McCartney sells his NYC penthouse at a loss. **M10**



Tomorrowland.

In the cacophony of today, wouldn't it be nice to contemplate spending tomorrow in a luxurious home or second home at The Ritz-Carlton Residences, Dove Mountain? This inspiring place has great year-round weather, elbow room, stimulating activities for the whole family, and all the amenities of the Forbes 5-Star resort hotel nearby at your service. And, while this is unspoiled countryside, you'll find elegant Tucson, a contemporary city of a million, just minutes away. This time next year, you could be here. Single-family homes from \$1 million to over \$3 million with custom home sites also available. Championship golf. 45 miles of trails. World-class spa and other services.

(877) 451-7205 | TheResidencesDoveMountain.com



THE RITZ-CARLTON
RESIDENCES

DOVE MOUNTAIN

Tucson, Arizona



The Residences at The Ritz-Carlton, Dove Mountain are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C. Dove Mountain Investors, LLC uses The Ritz-Carlton marks under license from The Ritz-Carlton Hotel Company, L.L.C. Access to and use of the recreational amenities of The Golf Club at Dove Mountain requires payment of monthly Club membership dues. This is not an offer of solicitation where prohibited by law. Prices, plans, amenities, availability and improvements referenced herein are subject to change without notice. Sales are conditional upon buyer's receipt and acceptance of the Arizona Subdivision Public Report.

MANSION

Selling Off-Market

Continued from page M1 where Mr. Safra had lived for about 30 years. Five made offers, she said, and when she asked for their “best and final” bids, one billionaire offered \$60 million if they could seal the deal within the hour.

They immediately sent out a contract, Ms. Field said, and the buyer signed it and sent it back 30 minutes later with a \$6 million deposit. The deal closed in August.

Off-market deals like Mr. Safra’s are fueling a rebound in New York City’s luxury market, which ground to a halt during the pandemic.

In 2021, at least five of the top 10 residential real-estate sales in Manhattan took place with no active listing associated with them. Agents said the approach—common in markets like Los Angeles and the Hamptons—is gaining traction in New York City, and not just in the upper echelon of the market, where private sales have long appealed to discreet buyers and sellers. Across the luxury sector, agents say, sellers are testing the rapidly changing market with whisper listings.

Meanwhile, limited inventory and pent-up demand are pushing buyers to angle for deals where and when they can find them, ushering in a new way of doing business.

“We are matchmaking,” said Clayton Orrigo, a real-estate agent at Compass. Off-market deals typically account for about 4% of his team’s annual sales, he said, but last year that number shot up to 28%.

In addition to Mr. Safra’s sale, recent off-market deals have included billionaire investor Daniel Och’s sale of a Manhattan penthouse and a one-bedroom unit at 220 Central Park South for \$188 million, roughly double what he paid just over two years ago, The Wall Street Journal reported.

Joseph Tsai, co-founder of Alibaba and owner of the Brooklyn Nets, paid \$157.5 million for two full-floor units and a smaller apartment at the building in another off-market deal last year. And Australian hedge-fund manager Greg Coffey, nicknamed the “Wizard of Oz,” bought an Upper East Side townhouse for \$53.5 million in an off-market deal, records show. The seller was New York real-

421 Broome Street: 8,000-square-foot triplex



estate developer David Levinson.

Julia Koch, widow of billionaire industrialist David Koch, has been quietly shopping the couple’s 18-room co-op at 740 Park Avenue, seeking around \$60 million or more.

Earlier this year, a penthouse at 70 Vestry Street was available for \$79 million, according to people familiar with the property. The owner is Italian businessman Silvio Scaglia, who recently split from Julia Haart, star of the Netflix reality series “My Unorthodox Life.”

While figures are hard to come by for deals intentionally kept out of the public eye, off-market sales of properties \$4 million and up surged more than 75% in 2021 from 2020, and 17.5% from 2019, according to real-estate data analytics firm UrbanDigs. Excluding new development units, which are often intentionally held back, off-market deals \$4 million and up rose 96.7% in 2021 from 2020.

Historically, off-market deals in New York were a rarity thanks, in part, to the industry group the Real Estate Board of New York, which discourages whisper listings. “I just don’t think it’s in the best interest of the seller or the buyer,” said Diane Ramirez, chief strategy officer at Berkshire Hathaway HomeServices New York Properties who is co-chair of Rebn’s residential board.

She said the entire market of buyers needs access to a listing for sellers to get the best price in a reasonable

The home has four bedrooms and multiple terraces. The seller was a group tied to Alejandro Weinstein, a South American former pharmaceutical executive and investor.



amount of time. “When you whisper a listing, you’re eliminating everyone who

doesn’t hear the whisper,” she said.

Agents say the transpar-

ency of listing sites also has made the market efficient—meaning properties can

RECENT OFF-MARKET SALES

\$188 million

Buyer: Unknown
Seller: Billionaire investor Daniel Och ▼
Location: 220 Central Park South



\$157.5 million

Buyer: Joseph Tsai, co-founder of Alibaba and owner of the Brooklyn Nets ▼
Seller: Unknown
Location: 220 Central Park South



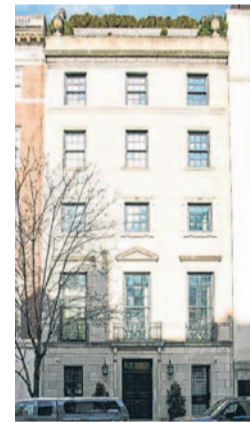
\$60 million

Buyer: Unknown
Seller: Jacqui Safra ▼
Location: 2 East 88th Street



\$53.5 million

Buyer: Australian hedge-fund manager Greg Coffey
Seller: Developer David Levinson
Location: East 69th Street ▼



fetch top dollar when they are offered to the widest possible buyer pool.

The exception has been for the most exclusive properties. Like fine art, homes with unique architecture

Please turn to page M5

Enjoy a world of benefits anytime, anywhere.

Experience the events, offers and insights included with your membership to The Wall Street Journal. Sign in at [WSJplus.com](https://www.wsj.com/plus)

WSJ+
EVENTS + OFFERS + INSIGHTS

It's not just about coloring a page... It's about showing your true colors.

A place to become... An artist, a business leader, a teacher. If kids and teens can dream it, Boys & Girls Clubs can help them become it. Because at our Clubs, it's not magic that makes dreams come true, it's the people. Like our Youth Development Professionals who ensure our youth have a place to feel physically and emotionally safe. A place to belong. A place to have fun. A place to learn and grow on their path to a Great Future.

GREAT FUTURES START HERE.

BOYS & GIRLS CLUBS
[GreatFutures.org](https://www.GreatFutures.org)



ARTIST CONCEPTUAL RENDERING



EXPERIENCE LIFE ABOVE THE CLOUDS

Nestled atop Miami's most iconic tower sits the Sky Collection Residences at Waldorf Astoria. The Sky Collection is completely adorned with the most pristine and luxurious touches synonymous with Waldorf Astoria's legacy. Every detail has been reimagined for a home that exceeds even the highest of expectations.

Sky Collection at Waldorf Astoria Residences starting at \$4.9M

786 572 3396 • waldorfresidencesmiami.com



Pictured from left to right: *Daiana Quiceno, Aura Aragon, Alejandra Castillo, Christian Tupper & Karine Carvalho*

MEET THE EXCLUSIVE SALES TEAM

With a combined 90 years of experience in international and domestic luxury real estate, the A-list team at Waldorf Astoria Residences Miami have distinguished themselves as true industry leaders. Their vast knowledge of today's ever-changing market and dedication to their clients has contributed to their record-breaking success. They look forward to welcoming you to the experiential sales gallery and sharing more about this one-of-a-kind opportunity.

Sales Gallery • 400 Biscayne Blvd, Miami, FL 33132



WALDORF ASTORIA IS A REGISTERED TRADEMARK OF HILTON INTERNATIONAL HOLDING LLC, AN AFFILIATE OF HILTON WORLDWIDE HOLDINGS INC. ("HILTON"). THE RESIDENCES ARE NOT OWNED, DEVELOPED, OR SOLD BY HILTON AND HILTON DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR GUARANTIES WHATSOEVER WITH RESPECT TO THE RESIDENCES. THE DEVELOPER USES THE WALDORF ASTORIA BRAND NAME AND CERTAIN WALDORF ASTORIA TRADEMARKS (THE "TRADEMARKS") UNDER A LIMITED AND NON-EXCLUSIVE LICENSE FROM HILTON. THE LICENSE MAY BE TERMINATED OR MAY EXPIRE WITHOUT RENEWAL, IN WHICH CASE THE RESIDENCES WILL NOT BE IDENTIFIED AS A WALDORF ASTORIA BRANDED PROJECT OR HAVE ANY RIGHTS TO USE THE TRADEMARKS.

NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNITS AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE.

Let's walk together.

It makes things better.



You connect with her, and she connects with what she needs to grow up healthy, educated and safe.

When we all connect, we make things better for millions of children around the world. And their families. And their communities. And their countries. And you.

Come walk with us. Together we can all get to a better place.

ChildFund®

1-800-776-6767 | [ChildFund.org](https://www.childfund.org)

MANSION



Developer Robert Kaliner plans to combine two Bank Street properties into a roughly 40-foot-wide townhome.

and design don't need mass market-style publicity, said Adam Modlin of Modlin Group. "You know who the collectors are," he said. "You just call them."

Last year, Mr. Modlin represented both sides of the deal when Mr. Levinson sold his Upper East Side townhouse to Mr. Coffey. He also brokered the \$25.7 million off-market sale of a four-bedroom condo at 160 Leroy Street in downtown Manhattan. The identities of the buyer and seller couldn't be determined.

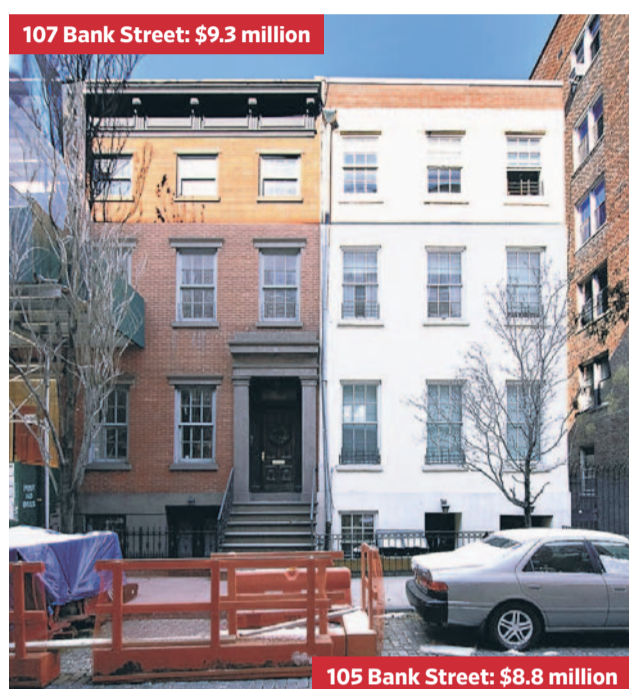
Mr. Modlin said discretion and privacy are top priorities for his well-heeled clients, some of whom prefer whisper campaigns to public listings that splash photos of their kitchens, closets and bedrooms all over the internet. "It does get very personal," he said.

The phenomenon accelerated during Covid, especially early on, when holding open houses was verboten. Later, sellers rejected the idea of crowds traipsing through their homes, preferring to vet one or two potential buyers. As some New Yorkers moved out of the city, listing properties off-market was a way to sell quietly without broadcasting the decision to business associates or starting the "days on market" clock on listing websites.

In the case of Mr. Safra, for example, Ms. Field said he didn't want to publicize the listing if it wasn't going to be successful. "If it was out there and he didn't sell it," she said, "he's got a damaged listing."

By the middle of last year, New York's real-estate market had picked up, with luxury sales leading the way. Luxury sales in the fourth quarter of 2021 jumped 87.4% year-to-year and 48.6% from 2019's fourth quarter. Demand quickly depleted the available inventory, which dropped 7.8% year-to-year in the fourth quarter.

Agents said some sellers are holding back inventory because they are unsure where prices are headed. Meanwhile, buyers are eagerly looking to get off the sidelines and are scooping up properties before they hit the market. For ultra-high-net-worth buyers and investors, whose wealth often grew during Covid, agents are hunting for off-market properties to gener-



107 Bank Street: \$9.3 million

105 Bank Street: \$8.8 million

RECENT WHISPER LISTINGS

\$60M+

Seller: Julia Koch ▼, widow of the late billionaire David Koch
Location: 740 Park Avenue



\$79 million

Seller: Silvio Scaglia ▼, Italian businessman
Location: 70 Vestry Street



ate deal flow.

"A lot of the phone calls I'm getting are from people who have come up short on their search," said Tal Alexander of Douglas Elliman, who last year brokered an off-market deal for a penthouse at 421 Broome Street in SoHo that sold for a record \$49 million about a year after trading for just over \$35 million.

Mr. Alexander was also involved in the \$29 million off-market sale of pop star Jus-

tin Timberlake's penthouse at 443 Greenwich Street last year, and a \$26 million off-market sale at 432 Park Avenue.

Mike Fabbri, an agent at Nest Seekers International, said he is currently shopping a four-bedroom condo on the Upper East Side for between \$9 million and \$11 million. "With the pandemic, pricing right now is all over the place," he said. By testing the waters off-market, Mr. Fabbri said he is getting a sense of what buyers would pay before officially listing in the spring. "But if they get an offer at \$11 million, they'll take it and run," he said, "and we won't even list it."

Earlier this year, Kayak co-founder and CEO Steve Hafner and his wife, Staci Hafner, sold their condo at Walker Tower in Chelsea for \$23.5 million in an off-market deal. The couple listed the four-bedroom for \$24.995 million in November 2020, but Mr. Hafner said they decided to rent it out after relocating to Miami. Halfway through a two-year lease, the tenant, whose identity couldn't be determined, asked to buy the condo. "We quickly reached an agreement," Mr. Hafner said. The deal closed in December.

For motivated buyers, paying a premium is worth it to secure a coveted property. Amazon founder Jeff Bezos paid \$23 million in July to buy an off-market condo at 212 Fifth Avenue, where he already owns a triplex penthouse and two

other units. The seller, Madison Flatiron LLC, paid \$18.1 million in 2018, records show.

At lower price points, agents say off-market deals can have a big impact on price. When sellers have the upper hand, buyers may end up overpaying; without multiple bids, sellers risk leaving money on the table.

Developer Robert Kaliner of RoundSquare Builders recently scooped up adjacent townhouses in the West Village in separate off-market deals, paying about \$9.3 million for 107 Bank Street and \$8.8 million for 105 Bank Street. Mr. Kaliner, in business with his sons, Justin and Jared, said he met the sellers of 107 Bank first, through agents Matthew Lesser, Matthew Pravda and Ravi Kantha of Leslie J. Garfield, who heard they were thinking about selling.

Mr. Kaliner, who plans to combine the buildings into a roughly 40-foot-wide townhouse designed by Robert A.M. Stern Architects, said negotiating a deal off-market kept bidding from getting "excessively high."

"We got a far better deal on these because they were off-market," he said.

Gabriel Nussbaum, a filmmaker whose family sold 105 Bank, said he studied neighborhood comps and felt the price was fair. Mr. Nussbaum, 39, said he has been approached many times about selling the building that his great-grandmother purchased for a few thousand dollars in the 1940s, but the timing was never right. Mr. Nussbaum has been living there for 20 years and said the building was in need of repair. Recently, his family considered renovating, but they were put off by rising construction costs and the time it would take to complete the project.

After Mr. Kaliner bought



Jeff Bezos: \$23 million for a condo at 212 Fifth Avenue

his neighbor's home, Mr. Nussbaum asked if the developer wanted to buy his property, too. "I feel like we got a very good price," he said.

Cassie Murdoch, 43, and her husband, Jack Fagan, 51, are hoping to sell their Brooklyn home privately. Before Covid, Ms. Murdoch, a digital producer, and Mr. Fagan, a stay-at-home dad, began renovating the Windsor Terrace house they bought for \$1.4 million in 2018. The project would have expanded the home into what their agent, Abigail Palanca of Serhant, said would be a roughly \$3.6 million property. But after demolishing the interior, their contractor went out of business, and the couple lost their appetite for completing the project.

Ms. Palanca advised a whisper marketing campaign to find a buyer.

Barbara Fox of Fox Residential recently sold an approximately 6,000-square-foot apartment on Fifth Avenue for north of \$25 million for clients who moved to their country home during Covid. She said the longtime owners preferred a whisper campaign because they didn't need to sell, weren't entirely sure if they wanted to sell and didn't want the world knowing their plans.

The co-op was unofficially on the market for two years, and Ms. Fox said she thinks it might have sold in weeks had she been allowed to blast out the listing far and wide.

Still, she said, "they didn't care."

96.7%
Surge in off-market deals \$4 million and up, minus new developments, 2020 to 2021

Picture a place that defies every cliché about senior living.



A place where beautiful floor plans, exceptional amenities and expert hospitality meet. That place has a name: Vi. In our three Florida communities, residents enjoy vibrant lifestyles among extraordinary neighbors, with the knowledge that a care plan for the future is in place. Learn more at ViLiving.com/Florida



AVENTURA • BENTLEY VILLAGE • LAKESIDE VILLAGE



WS2022
Vi owns and operates communities in six states. Visit ViLiving.com/terms-of-use to learn more.



443 Greenwich: \$29 million

Pop star Justin Timberlake sold his Manhattan condo off-market.

FROM LEFT: ADAM T. DEEN FOR THE WALL STREET JOURNAL (2); ALBERTO RODRIGUEZ/GETTY IMAGES (BEZOS); NYI FOTO/ZUMA PRESS; EUGENE GOLOGORSKY/GETTY IMAGES (KOCH); DIMITRIOS KAMBOURIS/GETTY IMAGES (SCAGLIA)

MANSION



A photo of Mr. Wilder



The kidney-shaped pool

Mr. Walker-Pearlman and his wife, screenwriter Elizabeth Hunter, purchased the home from Elon Musk in October 2020. 'His sensitivity to me can't be overstated,' said Mr. Walker-Pearlman.



MAYASHA LEE FOR THE WALL STREET JOURNAL (5)

Mr. Wilder's Home

Continued from page M1 cannot be torn down or lose any of its soul."

A \$9.5 million listing appeared on forsalebyowner.com, advertised as the "former home of Gene Wilder/Willy Wonka," "upgraded with modern amenities, but preserved original charming and quirky vibe." The listing stipulated that the home was being sold with the condition that it must be preserved.

Mr. Walker-Pearlman said he reached out to Mr. Musk's team immediately. He knew he couldn't afford that price, but the tweet gave him optimism they might reach a deal. "The only person who could possibly want it not to be torn down as much as him was me," he says. Mr. Musk didn't respond to a request for comment.

After four months of negotiations, Mr. Walker-Pearlman says Mr. Musk agreed to sell the house to him and Ms. Hunter for \$7 million along with what's called a "long form deed of trust and assignment of rents," in which Mr. Musk agreed to lend the couple



\$6.7 million, according to public documents.

"He could have sold it for so much more," says Mr. Walker-Pearlman. "His sensitivity to me can't be overstated."

The sale closed in October 2020. The timing for Mr. Walker-Pearlman was exquisite, because it allowed him to use the house as the set for his upcoming film "The Requiem Boogie," produced by his production company, Harlem, Hollywood. The somewhat autobiograph-

ical plot follows a middle-aged former child actor, played by Mr. Walker-Pearlman, who is mourning the loss of his movie-star father. It is a spiritual, quasi-comedy about dealing with Mr. Wilder's death and the nature of show business, says Mr. Walker-Pearlman.

Living in the house again has been both wonderful and spooky, says Mr. Walker-Pearlman. He feels the ghosts of the people who made it come alive. When he walks into a certain room, a mem-

ory will pop up and he will get teleported back, he says. At times he even feels like messages from beyond are being sent, such as when the crew was filming in what was Ms. Radner's dressing room and suddenly the water in the shower and sink came on.

When he and Ms. Hunter were signing the papers for the loan from Mr. Musk, a buck they had never seen before appeared from the hedges and stood in the window, staring at them, hanging

around for nine hours that day; they haven't seen it since. The couple's 3-year-old nephew, Hunter, has told him there are ghosts in the house, he says.

The house came with many of Mr. Musk's furnishings, including a purple sofa, a drawing of a clown, a large chess set and a swing encased in a giant metal birdcage in the backyard, which Mr. Walker-Pearlman says was a party gift to Mr. Musk.

Mr. Walker-Pearlman says he

DISCOVER THE LITCHFIELD HILLS
COME FOR A VISIT. STAY A LIFETIME!

AN INCOMPARABLE COUNTRY ESTATE

\$15,750,000 | 22,282 sq/ft | 474 acres | 9 bed | 10/4 bath

THE COUNTRY ESTATE
OF LEGENDARY PRODUCERS
THOMAS MILLER & ROBERT BOYETT

47 MT TOM ROAD • SALISBURY, CT
LITCHFIELD COUNTY

This Luxury Property Has Been Meticulously Designed, Beautifully Landscaped and Finished with the Finest Materials. The 9-Bedroom Main House is on More Than 470 Pristine Acres and Boasts Unparalleled Western Views of the Berkshire Mountain Range and the Best Views of Twin Lakes in Litchfield County. In Addition to a 3-Bedroom Caretaker's Cottage, the Property also Includes an Expansive Outdoor Pool, a Spa (Seats 15), Tennis Court, a Barn with Property Office, a Warehouse, and Art Storage Building. A 2-Hour Drive From NYC & Boston.

Ambassadors to the Tri-State Region for 35 Years

ELYSE HARNEY REAL ESTATE

ELYSE HARNEY MORRIS
860-318-5126
ELYSE@HARNEYRE.COM

harneystrealestate.com

eh# 4530 mls# 170552914

BILL MELNICK
917-530-5241
BILL@HARNEYRE.COM

ROSEWOOD
RESIDENCES
LIDO KEY

COMING TO LIDO BEACH
65 PRIVATE RESIDENCES

From the \$5 millions

NOW ACCEPTING RESERVATIONS

Julia DeCastro 941-812-5176 · Donna DeLoach 239-825-1168

residenceslidokey.com

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

This project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Equal Housing Opportunity. Rosewood Residences Lido Key is owned and being developed, offered and sold by WSR—Lido Beach, LLC ("Developer"). The project is not owned, developed or sold by Rosewood Hotels and Resorts, L.L.C. or any of its affiliates ("Rosewood"). Developer uses the Rosewood marks pursuant to a license agreement with Rosewood, which may be terminated under certain conditions. Rosewood does not assume any responsibility or liability in connection with the condominium. Copyright 2022 © All Rights Reserved

MANSION



The primary bedroom, above, and much of the rest of the home is filled with memories, said Mr. Walker-Pearlman. He recalls Mr. Wilder sipping Earl Grey each morning at the kitchen's small desk. Mr. Walker-Pearlman's young nephew has reported that the home has ghosts.



A chess board left behind in the home by Mr. Musk



The kitchen desk



The home's exterior



believes Mr. Musk originally bought the property to protect the distant views of Los Angeles and the Pacific Ocean from his primary house across the street, which Mr. Musk sold for \$29.72 million to Chinese billionaire William Ding in June 2020, according to public records. He says he believes Mr. Musk used the garage as a school for his children at one point and the main house to hold parties. Mr. Musk didn't respond to a request for comment.

Some things have changed since Mr. Wilder owned it: There used to be white shag carpet in the living room (a recommendation to his uncle from the late actor Burt Reynolds, says Mr. Walker-Pearlman); the main bathroom had a bath. Mr. Wilder's much-used piano and a dart board are gone. The ceiling is now painted with black and white stripes and trees no longer block the view of the Bel-Air Country Club's golf course below. But much is the same. Mr.

Walker-Pearlman still uses the indoor grill in the dining room where he says Mr. Wilder loved to cook chicken three times a week. He sits at the small kitchen desk, where he says Mr. Wilder would eat his morning bran muffins and drink Earl Grey tea. And he swims in the same pool where Mr. Wilder would do morning laps and where he taught Mr. Walker-Pearlman how to swim. Almost every wall and shelf contains memorabilia, including photo-

graphs of Mr. Wilder playing tennis, dressed as Willy Wonka.

Mr. Wilder, who was born Jerome Silberman, bought the 2,800-square-foot, five-bedroom, five-bathroom house in Bel-Air for around \$300,000 in 1976, buoyed by the success of the 1974 film "Young Frankenstein," in which he starred.

Mr. Walker-Pearlman had been living part time in Harlem with his grandmother, and part time with Mr. Wilder, who was his mother's brother. He soon started spending

all summer and time during a few other months in Los Angeles.

In L.A., Mr. Wilder gave him an education rich in the history of film, moviemaking and acting. He says he learned to process the world in terms of film, being hyper-aware of lighting and constantly wanting to change people's dialogue. He started acting as a child and made and starred in his own film for Nickelodeon as a teenager. He also learned a lot about French red wines and the importance of romance, he says. "I didn't leave his side."

Ms. Radner urged Mr. Walker-Pearlman to try college, so he attended George Washington University and Howard University for stints. But she was also upset when he said he didn't want to pursue an acting career. He says she told him "this house is for crazy people. You have to become one of us."

The result was a mixed relationship with film. He says he learned to hate what he sees as the commodification and narcissism of the film industry, but he loved being in the editing suites and on set, especially during the filming of "Hanky Panky" in 1981, directed by Mr. Poitier, when Mr. Wilder and Ms. Radner met as co-stars.

In 1991, two years after Ms. Radner died, Mr. Wilder married his fourth wife, the former Karen Boyer. They eventually moved permanently to Ms. Radner's former farmhouse in Stamford, Conn., where Mr. Wilder had been living much of the time after Ms. Radner's death. He sold the Bel-Air house in 2007 for \$2.7 million to Bristol Capital LLC. Mr. Musk bought it in 2013 for \$6.75 million, according to PropertyShark.

Mr. Walker-Pearlman says he's still mourning his uncle, who died in 2016 at age 83, and Ms. Radner. Living and filming in the house has triggered a range of emotions. "It's the closest you can get to going back to the past," he says. He worries that his wife pays a toll for that.

But Ms. Hunter says she's thrilled to get the chance to live in such a beautiful house in a neighborhood she never thought she would be able to afford. "It's magic," she says.



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



ARTIST RENDERING

DISCOVER TOLL BROTHERS

America's Luxury Home Builder® Is Coming to Long Island

MANHASSET CREST*

Manhasset, NY

PRICING FROM \$3 MILLION

TOLL BROTHERS AT DIX HILLS**

Dix Hills, NY

PRICING FROM \$2 MILLION

[TOLLBROTHERS.COM/WALLSTREET](https://www.tollbrothers.com/wallstreet)

Distinctive Architecture | Unrivaled Choice | Extraordinary Service

Experience what makes Toll Brothers the nation's leading builder of luxury homes and exceptional communities.

*The complete terms for Manhasset Crest are in an Offering Plan available from Sponsor. File No. H20-0004. **This advertisement for Toll Brothers at Dix Hills is not an offering. No offering can be made until an offering plan is filed with the Department of Law of the State of New York. This advertisement is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. (File No. : CP21-0074). Sponsor: Toll Northeast V Corp., 1140 Virginia Drive, Ft. Washington, PA 19034.



MANSION



\$13.9 MILLION
 LA QUINTA, CALIF.
 5 bed, 8 bath,
 8,246 sq. ft.

COMPARISON SHOPPING

Bringing Home the Bocce

A home court for this popular sport helps create a festive atmosphere

By Lia Picard

When Mike Freeman, a healthcare consulting firm director based in Zachary, La., installed his bocce court, he had only observed the lawn game. He was intrigued, though, by its history—bocce is an ancient sport that’s popular in Italy—and knew he wanted a court in his backyard.

Now he enjoys the festive atmosphere the bocce court creates. “Our parties start in the house and naturally gravitate to the bocce court and fire pit area as the night progresses,” he said.

Landscape designer Laura Osteen lives in the Bay Area where drought is a frequent problem. She finds that people are moving away from expansive lawns and that bocce courts are a good use of space that don’t require any water. Bocce courts

are traditionally made of ground oyster shells, which are ideal for drainage and don’t calcify, but other materials are less expensive. “Sometimes we do decomposed granite. I’ve even done synthetic grass,” said Ms. Osteen.

Real-estate agent Bonneau Ansley, of Ansley Real Estate in Atlanta, has worked with some of his clients to install bocce courts and says, “if you want it perfect,” a court can cost between \$5,000 and \$10,000.

When it comes to size, a regulation bocce court is 91 feet by 13 feet, but at home they can be adjusted and almost any yard will work.

“The size of yard doesn’t matter as much. It’s more how the yard will function,” Ms. Osteen said. “Sometimes it can be great in a long and narrow side yard to draw someone out to an awkward portion of the yard that would otherwise not be used, and it can get people out there.”

SPRINGFIELD, MO. // \$1.95 MILLION



Four bed, three bath, three half-bath, 8,000 sq. ft.

GRANDVIEW, N.Y. // \$3.85 MILLION



Five bed, four bath, one half-bath, 5,600 sq. ft.

ATLANTA // \$3.795 MILLION



Eight bed, six bath, two half-bath, 6,995 sq. ft.

ADVERTISEMENT



CHAPEL HILL, NORTH CAROLINA

Classic Southern Beauty! Absolutely stunning from every vantage point and located on beloved Franklin Street in the lovely college town of Chapel Hill. Approximately 10,000 square feet of elegant living space perfect for entertaining. Totally renovated using only the finest materials and mindful of the time period. Level, one acre lot with lush, distinctive landscaping featuring a Certified Wildlife Habitat. Once in a lifetime opportunity!
\$4,700,000

Viki Pace-Morris
 FM Realty/A Long & Foster Company
 phone: 919.593.5190 e-mail: vpacemorris@fmrealty.com



SMITH MOUNTAIN LAKE, VIRGINIA

TROPHY REAL ESTATE! Reserved for the discerning consumer that dreams of waking up to the sunrise and sleeping peacefully after sunset over panoramic water and mountain views, like living on your own private island. \$250k dock, 2 slips, 3 jet ski ports, natural beach, 442' shoreline. \$6,451 annual RE taxes. It's so enticing, why wait?

\$3,633,000
 Berkshire Hathaway HomeServices SML RE
 Jada Turner, Luxury Collection Specialist, CLHMS
 phone: 540.263.0202



55+ LIVING IN 5 GREAT FLORIDA LOCATIONS

The Florida lifestyle of your dreams can be yours at Valencia, where gorgeous new homes, world-class amenities, and an exciting lifestyle await! Enjoy a magnificent clubhouse, resort-style pool, tennis, and so much more. Villa and single-family homes include luxury standard features. 5 amazing locations – Boynton Beach, Naples, Bonita Springs, Tampa and Port St. Lucie. Experience the best today! Call or visit for more.
From the \$400s to \$1 million+ ValenciaLiving.com

GL Homes
 phone: 800.495.6406



PASADENA, CALIFORNIA

Taking full advantage of the 1.616 acres, this exceptional 4BR/7BA Contemporary estate w/ guest house designed in 1995 by architect Barry Berkus has perhaps the best view of the Arroyo, Colorado Street Bridge & Vista Del Arroyo Hotel of any in Pasadena. Located in the desirable South San Rafael area of Pasadena, 887 enjoys a quiet & private location.

\$9,500,000 www.887LaLoma.com

Coldwell Banker Realty
 Catherine “Tink” Cheney
 phone: 626.233.2938 email: tinkcheney@earthlink.net



WHITETAIL CLUB - MCCALL, IDAHO

The Highlands at Whitetail Club. Stunning mountain-modern, 5-bedroom, 3-car garage luxury home in the wilds of Western Idaho with majestic views of the awe-inspiring landscape. The lakefront clubhouse, the single-track mountain bike trail system, Nordic ski trails, indoor tennis & fitness center, & championship golf course are all outside your doorstep.

Starting at just over \$2,000,000 WhitetailClub.com

Whitetail Club Realty, LLC.
 phone: 877.634.1725 e-mail: realestate@whitetailclub.com



RED LEDGES - HEBER VALLEY, UTAH

Park View Villas, Red Ledges' newest neighborhood, provides the convenience of a great location and maintenance-free living. The residences are steps away from two Jack Nicklaus Signature Golf Courses, feature open layouts, high end finishes, mountain views, and large outdoor living spaces. Red Ledges is minutes from Park City, Deer Valley®, and 45 minutes from SLC International Airport. Currently taking reservations on the first release of residences.

Starting at \$1,300,000 RedLedges.com

Red Ledges
 Joe Carter
 phone: 435.657.4090 Sales@RedLedges.com

ADVERTISEMENT

Distinctive Properties

To advertise: email sales.realestate@wsj.com or WSJ.com/classifieds

FLORIDA

CHICAGO | NAPLES | HINSDALE | LAKE FOREST | WINNETKA

A Real Estate Powerhouse
with Boutique Service.

Experience the
DMG DIFFERENCE

FOR RENT

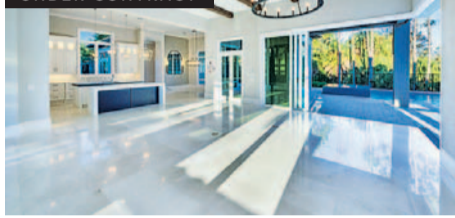


13925 OLD COAST RD. #305 | NAPLES, FL
Rarely Available Kalea Bay Condo | Private Elevator | Access to Beach Club



2350 WINDWARD WAY | NAPLES, FL
Turnkey Moorings Home | Private Primary Suite | Second Floor Balcony

UNDER CONTRACT



4478 WAYSIDE DR. | NAPLES, FL
Exclusive Quail West Community | Built in 2019 | Award-Winning Amenities



10137 FLORENCE CIRCLE | NAPLES, FL
Private Corner Lot | Bright Open Floor Plan | Indoor/Outdoor Living



11 E. WALTON ST. #3102 | CHICAGO, IL
Half-Floor Unit in Waldorf Astoria | 3 Beds/3.5 Baths | Hotel Amenities



1209 ASTOR ST. #PH | CHICAGO, IL
Full-Floor Penthouse | Private 100' x 6' Terrace | Luxury Amenities

#10 REAL ESTATE TEAM IN THE NATION

*#10 Large Team by Volume in the Country ranked by Realtrends The Thousand, as advertised in The Wall Street Journal 2021



DMG

239.316.3883
WWW.DAWNMcKENNAGROUP.COM
@in f @THEDAWNMcKENNAGROUP

Real estate agents affiliated with Coldwell Banker Realty are independent contractor sales associates, not employees. ©2022 Coldwell Banker Realty. All Rights Reserved. Coldwell Banker Realty fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of Realty Brokerage Group LLC. Coldwell Banker, the Coldwell Banker logo, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logo are registered service marks owned by Coldwell Banker Real Estate LLC.



COLDWELL BANKER
REALTY

TEXAS

CHRISTIE'S INTERNATIONAL REAL ESTATE
MORELAND PROPERTIES
LUXURY PORTFOLIO INTERNATIONAL
AUSTIN'S #1 INDEPENDENT BROKERAGE
for Lakefront & Luxury Sales



The Nokonah | Penthouse Level #1101 | Call for pricing
2 Bd | 2.5 Ba | Renovated | 180° City & hill country views
CATHY PARKER 512-293-5656

8712 Mendocino Dr | Barton Creek | \$3,500,000
5 BR | 4.5 BA | Pool | Luxury and location
LINNANN GUEST 512-297-6283



2228 Hamlet Cir | Forest Creek | \$1,095,000
5 Bd | 4.5 Ba | 4-Car | Stately home on the golf course
LINNANN GUEST 512-297-6283

4811 Palisade Dr | Call for pricing
LakeAustinPalisade.com | Lake compound with boat slip
KATHERINE B. WRIGHT 512-695-6905



4009 Rivercrest Dr | Call for pricing
RivercrestResidence.com | Available for sale or for lease
ERIC MORELAND 512-480-0844

26700 Founders Pl | \$4,350,000
FoundersPlaceLakeside.com | ±175' Lake Travis waterfront
ERIC MORELAND 512-480-0844



3204 Aztec Fall Cv | \$3,499,000
AztecFallCove.com | 7 Bd | 7F+3H Ba | Austin skyline views
ERIC MORELAND & ANDREW WARE 512-480-0844

3201 Brass Buttons Trl | \$1,715,000
LakeAustinBungalow.com | 3 Bd | 2 Ba | Private boat dock
ERIC MORELAND & ANDREW WARE 512-480-0844



moreland.com
Austin 512.480.0848 | Lake Travis 512.263.3282

INSPIRE

3.35 MILLION AFFLUENT WSJ READERS

HAVE PLANS TO BUILD/BUY A HOME
IN THE NEXT 12 MONTHS



YOUR PROPERTY HAS A HOME IN MANSION.

For more information on advertising opportunities, please contact: sales.realestate@wsj.com

MANSION | THE WALL STREET JOURNAL.

Source: Ipsos Affluent Survey USA Spring 2022 Adults 18 or older, HHI \$125,000+.
© 2022 Dow Jones & Company, Inc. All Rights Reserved.

PRIVATE PROPERTIES

Paul McCartney Sells New York Penthouse

He's leaving home. Famed ex-Beatle Paul McCartney and his wife, Nancy Shevell, have sold their penthouse on New York's Fifth Avenue for about \$8.5 million, roughly 45% less than what they paid for it in 2015, according to a person familiar with the situation.

Mr. McCartney, 79, and Ms. Shevell, 62, bought the co-op apartment for \$15.5 million. They listed the unit for \$12 million last June but reduced the price to \$10.5 million in September, according to listings website StreetEasy. The buyer's identity couldn't be determined.

The duplex is located at 1045 Fifth Avenue, a bronze-glass apartment building overlooking the Central Park reservoir. The boutique, 12-unit building has a modern facade on a corridor better

known for its classic prewar co-ops.

The apartment was listed for sale as a white box; the listing described it as "a clean palette," and "ready for your architect to create a one-of-a-kind custom residence."

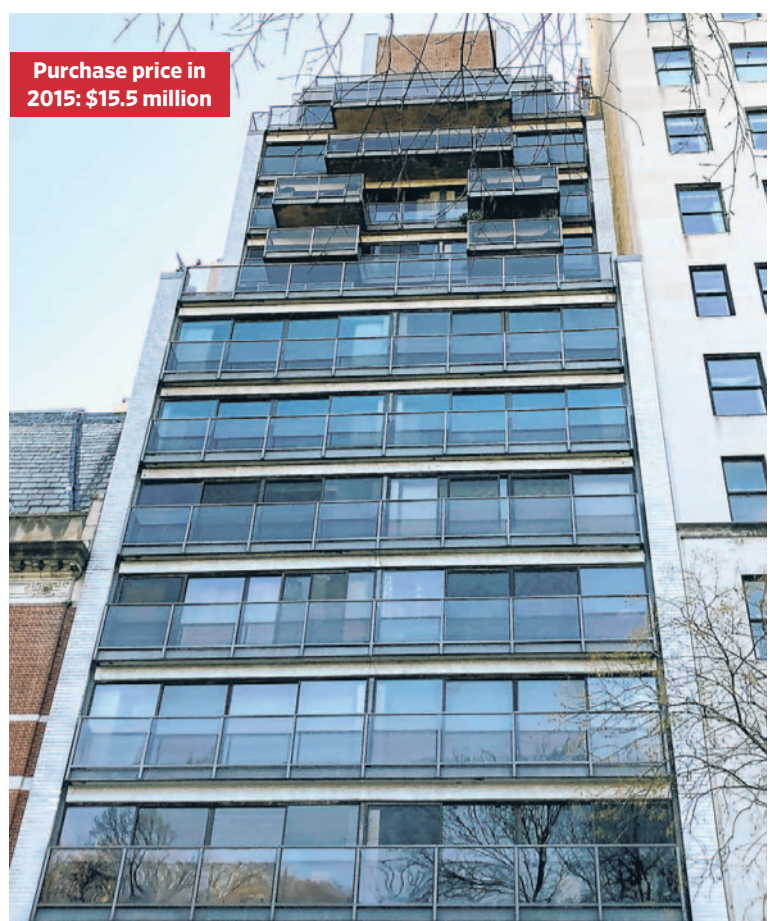
The unit was once the home of the building's original developer, the late Manny Duell, records show. Mr. Duell, who built the structure in 1967, presented the apartment as a gift to his wife, according to the listing.

Mr. McCartney and Ms. Shevell purchased the unit from Mr. Duell's children. The unit is situated above the tree line of the park and has about 40 feet of floor-to-ceiling windows with terraces, according to the listing.



Serena Boardman of Sotheby's International Realty represented the sellers. CB Whyte of Douglas Elliman represented the buyer. Both agents declined to comment.

Mr. McCartney wasn't available for comment. He recently released a two-volume memoir, "The Lyrics," which reflects on his lifetime of creative output. Ms. Shevell is a former member of the board of



the New York Metropolitan Transportation Authority.

—Katherine Clarke

► See more photos of notable homes at [WSJ.com/RealEstate](https://www.wsj.com/RealEstate). Email: privateproperties@wsj.com

ADVERTISEMENT

Distinctive Properties

To advertise: email sales.realestate@wsj.com or [WSJ.com/classifieds](https://www.wsj.com/classifieds)

DISTRICT OF COLUMBIA



202.944.5000

WFP.COM



WESLEY HEIGHTS \$20,000,000
2425 Foxhall Rd. NW
Washington, DC
Margot Wilson 202-549-2100



VA COUNTRYSIDE \$19,500,000
12410 Cove Ln.
Hume, VA
Kathryn Harrell 540-687-2215
Adam Rackliffe 202-243-1620



GEORGETOWN \$13,995,000
1305-1315 30th St. NW
Washington, DC
Nathan Guggenheim 202-333-5905
Adam Rackliffe 202-243-1620



GEORGETOWN \$11,995,000
3122-3124 P St. NW
Washington, DC
Jean Hanan 202-494-8157



KENT \$11,950,000
3131 Chain Bridge Rd. NW
Washington, DC
Adam Rackliffe 202-243-1620
HRL Partners



MASS AVE HEIGHTS \$10,500,000
2860 Woodland Dr. NW
Washington, DC
Adam Rackliffe 202-243-1620
HRL Partners



SPRING VALLEY \$5,999,000
4852 Indian Ln. NW
Washington, DC
Delia McCormick 301-537-4703
James Gregory 240-447-7701



CLEVELAND PARK \$5,995,000
3510 Ordway St. NW
Washington, DC
Margot Wilson 202-549-2100



KENWOOD \$5,895,000
6422 Garnett Dr.
Chevy Chase, MD
Ben Roth 202-465-9636
Sassy Jacobs 202-276-5449



CAPITOL HILL \$4,995,000
212 A St. NE
Washington, DC
Cailin Monahan 804-874-1847
The NTB Group



BULLS NECK HUNDRED \$4,950,000
701 Bulls Neck Rd.
McLean, VA
Adam Rackliffe 202-243-1620
HRL Partners



CLEVELAND PARK \$4,750,000
3249 Newark St. NW
Washington, DC
Heidi Hatfield 202-258-1919
Anne Hatfield Weir 202-255-2490



KALORAMA \$4,595,000
2316 Kalorama Rd. NW
Washington, DC
Marsha Schuman 301-943-9731
Robert Hryniewicki 202-243-1620



WESLEY HEIGHTS \$4,595,000
4655 Hawthorne Ln. NW
Washington, DC
Eileen McGrath 202-253-2226
Lori Leasure 240-498-1884



CLEVELAND PARK \$4,500,000
3519 Lowell St. NW
Washington, DC
Margot Wilson 202-549-2100



GEORGETOWN \$3,495,000
3137 N St. NW
Washington, DC
Liz D'Angio 202-427-7890
The NTB Group



POTOMAC \$2,750,000
10617 MacArthur Blvd.
Potomac, MD
Marsha Schuman 301-943-9731
Betsy Schuman Dodek 301-996-8700



WEST END \$2,495,000
1111 23rd St. NW #5B
Washington, DC
Ben Roth 202-465-9636
The Roth Team



WEST END \$2,195,000
1111 24th St. NW #85
Washington, DC
Ben Roth 202-465-9636
The Roth Team



CAPITOL HILL \$1,995,000
314 A St. NE
Washington, DC
W. Ted Gossett 703-625-5656
Joe Kotula 571-331-5886



GEORGETOWN \$1,775,000
1675 32nd St. NW
Washington, DC
Nancy Taylor Bubes 202-386-7813



TIMBERLY SOUTH \$1,450,000
1304 Timberly Ln.
McLean, VA
Marianne Prendergast 703-626-7500
Will Prendergast 202-870-9947



GREENWAY DOWNS \$747,500
2812 Summerfield Rd.
Falls Church, VA
Kay McGrath 202-276-1235



WEST END \$724,500
1116 25th St. NW #1
Washington, DC
Kay McGrath 202-276-1235

BRINGING YOU THE FINEST
AGENTS • PROPERTIES • EXPERIENCE

PREMIER LAND AUCTION Friday, Mar. 18 at 12:30PM
Amherst County, VA
1.5 Miles of Riverfront!
200 Acres on the Pedlar River
Family farm for 100+ yrs boasting 1.5mi of frontage on popular trout stream, long road frontage, and shared borders with the Nat'l Forest! Sells to highest bidder.
Details at [TRFAuctions.com](https://www.TRFAuctions.com) | 434.847.7741 | VAAF501

ORGANIC RANCH ON 82 ACRES
Lifestyle Property
SAN DIEGO CALIFORNIA
Great for Corporate Compound!
Palomar Mountain Views
Citrus & Avocados / Very Private
8 Wells / Pond / 2 Reservoirs
3 Seasonal Streams / 1 of a Kind!
Close to Pauma Valley CC & Airport.
Great Income Potential!
\$3.5 Million USD
Please Text
760-481-4575

CALIFORNIA
Now is your chance to own a piece of history!
This home is art - an exquisite mid-century home designed by renowned architect, John Hans Ostwald. This house offers gorgeous bay views that can be seen from almost every room. There are 2 parcels included in this one of a kind listing by Julia Temple at Compass.
Julia Temple
510-759-3677
Open House Sunday 2/27, 2:00-4:00pm

THE WALL STREET JOURNAL.
DISTINCTIVE PROPERTIES
FRIDAYS IN MANSION
LIST YOUR PROPERTY TODAY
For more information visit: [wsj.com/classifieds](https://www.wsj.com/classifieds)

NORTH TEXAS' #1 LUXURY BROKERAGE

Nothing compares.

CEO Robbie Briggs, on encouraging homeowners to sell — but not without two critical things

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

BRIGGSFREEMAN.COM

Yes, this is a very opportune time to sell your home.

And, to address the question that inevitably comes next — “But, where will I move if I do?” — I have an answer for that, too.

This is an exciting time in real estate, and our expert agents can help you make the most of it. For almost two years now, the market has witnessed a period of growth unmatched in recent memory. Local homebuyers are looking for more space, while others continue to move here in record numbers.

All of it means that inventory — the number of homes for sale on the market — is still very tight. And, with fewer homes on the market, the multiple bids you keep hearing about have led to properties selling for well over their asking prices.

It takes very special agents to navigate a market this competitive. Ours adapt to any situation or need. They use time efficiently because they know that yours is valuable. They have a critical understanding of both buying and selling strategies, and they know how to interpret the flows of data that less-experienced agents will write off as information overload. (That information, by the way, could help you save or make a lot of money.)

If you have thought even casually about selling your home, let's talk. We are encouraging homeowners to take advantage of this moment — but not without the support and guidance of a professional agent. Not only can ours help make great things happen for you as a seller, they can also help make great things happen for you as a buyer.

In a market this hot, that's a real skill.

FROM MY PERSPECTIVE



ROBBIE BRIGGS
CEO
Briggs Freeman Sotheby's
International Realty
rbriggs@briggsfreeman.com

WHAT THE CEO SAYS
Don't miss Robbie Briggs' weekly thoughts, always on briggsfreeman.com/blog



SOLD / GOLD CREST CONDOMINIUMS / DALLAS, TEXAS



TURTLE CREEK PARK

Briggs
Freeman | Sotheby's
INTERNATIONAL REALTY

Every. Single. Day.

One valued client. Two residences (one to sell, one to buy).

Three expert agents (Ralph Randall and two colleagues at the brokerage). Complicated transaction? Never. Making it all work is what Ralph does every day — for every client.



Ralph Randall
Jobst Randall Group
214-533-8355
rrandall@briggsfreeman.com

2022 BROKERAGE
TEAM TOP PRODUCER
2021 D MAGAZINE
PLATINUM TOP PRODUCER,
TEAM OF 3 TO 5, AND D BEST



WILLIAMS PARK



SOLD / WILLIAMS PARKWAY / DALLAS, TEXAS

HOMES NEEDED / BUYERS WAITING

Preston Hollow / \$2,000,000 to \$3,000,000

NEEDED Homes in Preston Hollow, like this one

CATHERINE LEE / 214-500-7002 / clee@briggsfreeman.com

DALLAS, TEXAS

4416 Harvest Hill Road / \$1,300,000

COMING SOON

TESSA MOSTELLER / 214-505-1248 / tmosteller@briggsfreeman.com

SOUTHLAKE, TEXAS

1610 Enclave Court / Price upon request

COMING SOON

KIM BEDWELL / 817-229-9445 / kbedwell@briggsfreeman.com

WALSH RANCH / ALEDO, TEXAS

13717 Nouvelle Circle / \$1,495,000

CONTRACT PENDING

JUSTIN HAMMOND / 817-874-5941 / jhammond@briggsfreeman.com

HOMES NEEDED / BUYERS WAITING

Park Cities / \$1,500,000 to \$2,000,000

NEEDED Full duplexes like this one, sold, at 4522 Westway Avenue

ASHLEY AKIN PEARL / 214-244-1084 / apearl@briggsfreeman.com

HIGHLAND PARK / DALLAS, TEXAS

4332 Lorraine Avenue / Off-market sale

SOLD

PETE RYAN / 214-957-3547 / pryan@briggsfreeman.com

HALL ARTS RESIDENCES / DALLAS, TEXAS

Luxury Residences from \$2,500,000

KYLE RICHARDS / 214-263-4065 / krichards@briggsfreeman.com

SHELBYVILLE, MISSOURI / SHELBY COUNTY / 2,200± ACRES

Thompson Ranch / Listed for \$7,700,000

SOLD

JAMES SAMMONS III / 214-701-1970 / jsammons@briggsfreeman.com

NORTHWOOD HILLS / DALLAS, TEXAS

7307 Spring Valley Rd / Listed for \$699,000

SOLD

BROOKE VAWTER / 214-642-8012 / bvawter@briggsfreeman.com

214-350-0400



VIDEO TOURS ON [BRIGGSFREEMAN.COM/TOUR](https://briggsfreeman.com/tour)



FIND US ON SOCIAL MEDIA @BRIGGSFREEMAN AND #BRIGGSFREEMAN



© 2022 Sotheby's International Realty. All Rights Reserved. The Sotheby's International Realty logo is a registered trademark of Sotheby's International Realty. All other trademarks are the property of their respective owners. The Sotheby's International Realty network fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. All images are a combination of photography and artist renderings. The artist representations and furnishings are provided for illustrative purposes only. Prices and features are subject to change.

MANSION

HOUSE CALL | BRIAN COX

Surviving a Childhood of Loss and Poverty

The 'Succession' star and memoirist coped by running errands at a local theater and becoming captivated by the stage

My mother deserted our family for a time when I was 6. We lived in Dundee, Scotland, and one day she just disappeared. We soon discovered she had gone off to Blackpool, England, to stay with her godmother, Mrs. Leeds.

As a child, I was confused and sad, but I was sensitive enough to realize her abrupt departure wasn't about me or something I'd done. It

was about a whole lot of other things.

My mother, Mary Ann, battled mental illness and had been a semi-invalid for the first five years of my life. My memory of her is wearing this red dressing gown all the time. By the time I was old enough to go off to school, she was somewhat better.

In Dundee, we lived in a three-story tenement building. We had two bedrooms and there were five kids. I slept in the living room with my brother in a bed alcove. We had a tiny scullery kitchen off the living room.

My father, Chic, was reasonable and kind and beloved by our community. He and my mother owned

a small grocery shop in the village.

Mum's issues were a combination of depression, feeling unfulfilled and suffering from a very difficult birth—mine.

At one point, we went to see my older sister May in Chester, England. Dad dropped me at this holiday camp in Prestatyn, on the coast of North Wales. He didn't want to burden May because she had a new baby. Each day, he'd travel north two hours to Blackpool

to urge my mom to return home. After we returned to Scotland, my mom followed several weeks later.

Life was good up until I was 8. Then Dad died from pancreatic cancer within three weeks of his diagnosis. He was taken to the hospital, and I never saw him again.

I hadn't gotten enough of him during my childhood. His death was especially difficult because after his passing, he became this mythic, saint-like figure. Going forward, I had nothing on which to base fatherhood.

We soon learned that Dad had foolishly invested a sizable portion of the family's savings in a venture and that his partners had



Brian Cox at home in Brooklyn in January, above, and with his father, Chic, in 1950, left.



taken advantage of him. Overnight, we were poor.

My mother had a hard time adjusting to his passing. My sisters helped with the store, but Mum had to get a job as a housecleaner to make ends meet.

My siblings—Charlie, Irene, May and Bette—are all older than me. The youngest of my sisters, Irene, who was 21 when my father died, had planned to move to Canada and was about to put it off. But my two oldest sisters encouraged her to go. I was shared between them but spent much of my time with Bette, who became a second mother to me.

At primary school, I had a difficult time. One day, I was bullied into beating up another kid who was a bit backward. Since I didn't want to hit him, I began to put on a fight with myself, as if possessed. A lot of the boys thought I'd gone nuts, so much so they left me alone.

After graduation from secondary school, I did odds and ends at the Dundee Repertory Theatre from age 15 to 17. I was in awe of the actors.

I carefully studied them, espe-

cially those with a proper work method. They uniformly had studied at the London Academy of Music and Dramatic Art. So I applied to the school, where I performed two audition pieces. I was in.

My first big break was my debut on the London stage at 21. I played Orlando in a radical production of Shakespeare's "As You Like It." We received favorable reviews.

Today, my wife, Nicole, and I live in New York and London. We have a house in Brooklyn's Boerum Hill and an apartment in the Primrose Hill section of London.

Years ago, I discovered a letter

my mother had written to herself as a diary entry after my father had passed. In it, she mused about their differences but also about what a good man he was, so much so that he had allowed people to take advantage of him. She had forgiven him.

—As told to Marc Myers

Brian Cox, 75, is a Scottish actor best known for his Emmy-winning performance in "Nuremberg" (2000) and as Logan Roy in the HBO series "Succession." He is the author of "Putting the Rabbit in the Hat" (Grand Central), a memoir.

BRIAN ON 'SUCCESSION'

Who is your Logan character based on? Elements of King Lear and Titus Andronicus, whose absolutism serves some idea. I've played both Shakespearean roles.

No one from your own past? No.

So you have no real-life reference? Correct. It's only through literature that I've come across char-



acters like this.

Like what? Single-minded men who, in the works, are regarded as dinosaurs.

Luxury DEFINED

Winter In Manhattan

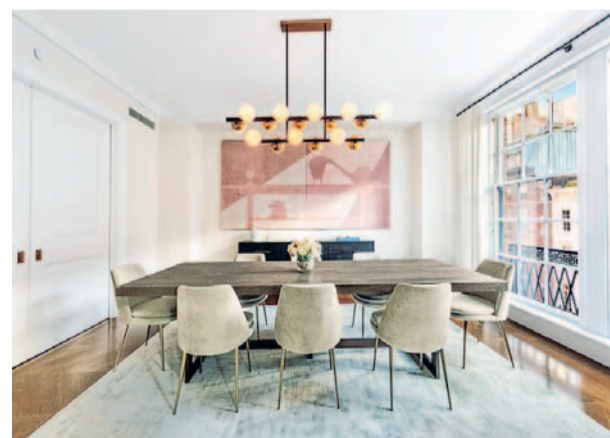
CORCORAN'S 2021 EAST SIDE SALESPERSON OF THE YEAR
 #1 SMALL TEAMS BY VOLUME AT CORCORAN - REALTRENDS 2021
 #2 SMALL TEAMS BY VOLUME IN NYC - REALTRENDS 2021
 #2 SMALL TEAMS BY VOLUME IN NY STATE - REALTRENDS 2021



J.E.R. Carpenter Park Avenue Triple Mint Masterpiece | 550 Park Avenue, 17E | 12 into 9 Rooms | 4 Bedrooms + Staff Bedroom, 3.5 Bathrooms, 3 WBFP | South, East, North, West Views | Co-op | \$16.75M | Web# 21558346



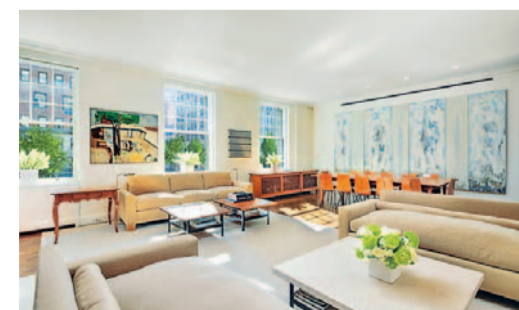
Extraordinary Duplex Penthouse With Panoramic Central Park Views | 181 East 65th Street, PH | 7 Rooms | 3,160 SF, 2 Bedrooms + Library, 3 Bathrooms, 4 Corner Terraces Totaling 840 SF, Ceilings up to 22 Feet, Fireplace | Condo | \$11.295M | Web# 6388924



Luxurious Full-Floor Five Bedroom Home | 151 East 78th Street, 4th Floor | 8 Rooms | 3,966 SF, 5 Bedrooms, 5 Bathrooms | Condo | \$11.25M | Web# 21522145



Sophisticated Duplex Penthouse with Incredible Entertaining and Outdoor Space | 15 Renwick Street, PH2 | 6 Rooms | 2,859 SF, 3 Bedrooms, 3.5 Bathrooms, 3 Landscaped Terraces Totaling 1,344 SF, Fireplace, Outdoor Kitchen, Hot Tub | Condo | \$8.975M | Web# 6389652



Park Avenue Architectural Perfection | 1000 Park Avenue, 1A (2nd Floor) | 5 into 4 Rooms | 2 Bedrooms, 2 Bathrooms, WBFP | Co-op | \$3.25M | Web# 21566629

The Cathy Franklin Team
 AT THE CORCORAN GROUP

Licensed Real Estate Salesperson & Senior Global Real Estate Advisor
 m 917.863.8209
 cathyfranklin@corcoran.com | @cathyffranklin

CORCORAN

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave., NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.