

SLG NYC

2022 ESG REPORT



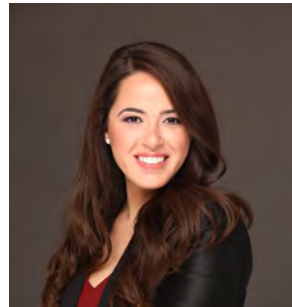
ABOUT SL GREEN

SL Green Realty Corp., Manhattan’s largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of September 30, 2022, SL Green held interests in 62 buildings totaling 33.6 million square feet. This included ownership interests in 29.3 million square feet of Manhattan buildings and 3.5 million square feet securing debt and preferred equity investments.

OUR TEAM



Edward V. Piccinich
Chief Operating Officer



Laura Vulaj
Senior Vice President,
Sustainability & Hospitality



Richard Currenti
Senior Vice President,
Director of Engineering



Emily Kildow
Vice President,
Director of Sustainability



Pamela Seltzer
Property Manager &
Sustainability Analyst



Emma Giordano
ESG Analyst

TABLE OF CONTENTS

4

PURPOSE

- GOALS & IMPACT
- KEY ACHIEVEMENTS
- CORPORATE GOVERNANCE
- BUSINESS RESILIENCE

20

PEOPLE

- WORKFORCE
- TENANTS
- COMMUNITY

40

PLACE

- OUR PORTFOLIO
- BUILDING ACCOLADES
- DECARBONIZATION
- RESOURCE MANAGEMENT
- DEVELOPMENT
- DIGITAL INNOVATION

CEO LETTER

We are preparing to turn the page on a milestone year in which SL Green celebrated its 25th anniversary as a publicly traded company on the New York Stock Exchange. In celebration of this momentous occasion, our entire company gathered on the floor of the exchange to commemorate SL Green’s extraordinary achievement of collectively building New York City’s most reputable real estate company.

This summer, SUMMIT One Vanderbilt welcomed its 1 millionth guest and reached its 1-year milestone, ahead of expectations. Adding to our successes, Le Pavillon earned its first Michelin star just over a year after opening its doors — reinforcing a level of service and hospitality that SL Green now brings to its portfolio. SL Green remains at the forefront of the City’s revitalization, investing in its future and building long-term value for our shareholders, our tenants, our employees, and our community.

This year also marks the 10th release of our annual ESG report, and it comes at a time when New York City has reaffirmed its position as a global capital of commerce, culture, and resiliency. Our efforts continue to be guided by environmental, social, and governance principles that help us implement our strategy.

Our purpose is to create safe, healthy, and sustainable spaces that enable companies to build human connections, fostering creativity, ingenuity, and productivity. One Vanderbilt set the standard for responsible development as the first building in the world to



simultaneously achieve LEED v3 Platinum and v4 Gold certification, along with WELL™ v2 Platinum, a Platinum WiredScore®, and a WELL Health-Safety Rating. We are also putting significant efforts behind One Madison, where our adaptive reuse of a historical asset will demonstrate how existing buildings can achieve the highest levels of sustainability with our target of LEED v4 Gold.

This year we also announced a partnership with IBM, our anchor tenant at One Madison, which is centered around their innovative Envizi platform. Envizi will allow us to better track and further streamline the environmental performance of our portfolio, helping to better identify efficiency opportunities and assess sustainability risk. Our strategy is to validate, automate, and aggregate our sustainability data to improve reporting efficiency.

In anticipation of Local Law 97, New York City’s building emissions law, we performed an in-depth analysis of long-term capital investments in our properties to help achieve compliance and to inform our path towards 1.5°C-aligned carbon reductions. Our team evaluated the proposed rules published by the New York City Department of Buildings and, as a result of the substantial capital investments and operational improvements made to our buildings over the past decade, we do not expect any material financial impact to our portfolio through the end of the decade.

Our team will continue to implement decarbonization strategies to reduce our environmental footprint and optimize our energy portfolio’s efficiency. In keeping with our commitment to transparency, we responded to CDP, GRESB, SASB, and DJSI. We committed to the Science-Based Target initiative to set and validate our targets by 2024 and we developed a GHG Emissions Reduction Plan in line with the 1.5°C pathway.

SL Green has continually demonstrated a commitment to our community, and I am proud of the two organizations we established to support our city’s residents — Food1st and the SUMMIT Foundation. We are on track to close out the year having served almost 900,000 meals to food-insecure New Yorkers since the inception of Food1st in 2020. Through the SUMMIT Foundation, 1% of gross ticket sales are being reinvested in the community through New York focused charities and organizations.

In addition to our philanthropic efforts, SL Green has strengthened its partnership with New York City to provide employment, training, and mentorship to its youth. We are honored to receive the 2022 Employer of the Year by the Mayor’s Fund to Advance New York City in recognition of our participation in the city’s Summer Youth Employment Program and our focus on providing enrichment opportunities to New York City students.

Our company’s achievements reflect the incredible workforce that drives our business and fuels our success. Our People Experience team has introduced employee programs focused on diversity, equity, and inclusion, and we encourage feedback through our employee engagement surveys. We are proud to be Great Place To Work® certified, signifying the strength of the workplace experience.

As we reflect on the past 25 years, we are proud of the tremendous growth of SL Green and its impact on New York City. Looking ahead to the coming years, we are excited to continue forging a path for a sustainable New York City.

Marc Holliday
Chairman & CEO

10 YEARS OF SUSTAINABILITY REPORTING

This year, SL Green celebrated its 25th anniversary as a publicly traded company on the New York Stock Exchange. For the past decade, we have actively reported on our Company’s Sustainability initiatives.





PURPOSE

SL Green is a proven industry leader focused on building a sustainable New York City. Our investment in the future is underscored by the principles of ESG, and our portfolio continues to build long-term value that benefits our shareholders, our tenants, our employees, and our community. We recognize that bold leadership is essential to maintaining the City's status as a global capital of commerce and culture. As we look ahead, our strategy is to continue paving the way for a stronger and more resilient New York.

Goals & Impact

Key Achievements

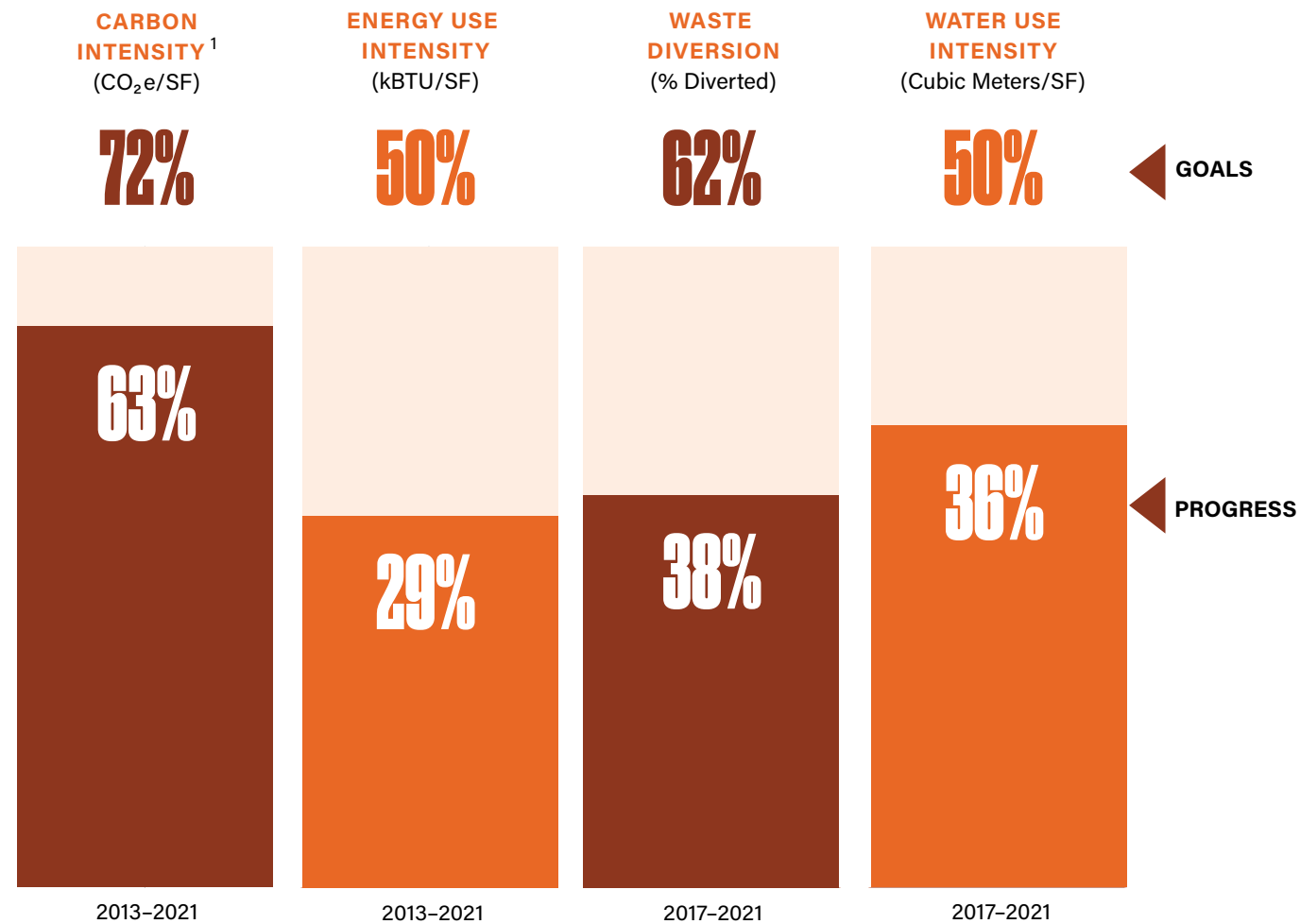
Corporate Governance

Business Resilience

GOALS & IMPACT

SL Green is a results-driven organization, so we measure our success to continually improve our operations. Understanding the impact of our efforts helps guide our long-term strategy.

ENVIRONMENTAL



¹ Revised goal to align with (SBTi) 1.5°C target using the Baseline Year 2019.

SOCIAL

SUPPLY CHAIN TRANSPARENCY

60% Tier 1 Critical Suppliers Evaluated

EMPLOYEE SATISFACTION

90% Proud to Work at SL Green

TENANT ENGAGEMENT

4.39 Overall Satisfaction Above Industry Benchmark

BOARD DIVERSITY

43% Independent Board Members Representing Gender and Racial/Ethnic Diversity

EMPLOYEE DIVERSITY

60% 2021 New Hires Identified as Racial Minorities








FEMALE REPRESENTATION

40% Non-union and Union Women Across SL Green Workforce



KEY ACHIEVEMENTS

ESG LEADERSHIP

Highest Scoring U.S. Office REIT	
Top 20% of all GRESB Participants	
Top 25% of all Residential & Commercial REITs	
R-Factor™ Score Outperformer 2020-2022	
2022 Score Increased from 64 to 68 Against Peer Average of 21 (as of 12/1/22)	
Top 10 ESG Disclosure Score Among REITs Listed on Russell 1000 Index	
Top 5% of Global Universe Group for ESG Risk Rating	








INDUSTRY LEADERSHIP

Public Commitment to SBTi	
Early Adopter for Global Risk Disclosure	
SASB Real Estate Standards Release, 2021-2022	
Net Zero by 2050 Goal — Aligned	

BUILDING CERTIFICATIONS

11 Buildings and 10M SF	
22 Buildings and 20M SF	
25 Buildings and 23M SF	
1 WELL v2 Platinum	
6 Certified Buildings	
24 LEED Certified Buildings (see p. 43 for details)	
28 Certified Buildings	

AWARDS & ACCOLADES

Partner of the Year Sustained Excellence 2018-2022	
FTSE4Good Index Constituent 2020-2022	
2022 Earth Award, 11 Madison	
Gold Level 2020-2023	
Changemaker Award 2018-2022	
2022 Employer of the Year	
2022 Real Estate and Construction Council Gala Honoree — Edward V. Piccinich	



CORPORATE GOVERNANCE

A guiding principle of SL Green is to conduct our business in accordance with the highest moral, legal, and ethical standards. Our reputation for integrity is the backbone of stakeholder confidence in our company. SL Green employees have shared accountability to uphold the standards set forth in our Code of Conduct.

2022 PROXY HIGHLIGHTS

In the fall and winter of 2021, SL Green contacted stockholders collectively representing 65% of outstanding shares, and had substantive conversations with those representing 50% of outstanding shares. The feedback from these engagement efforts are reflected in the Corporate Governance highlights implemented by our Board.

90%

of our Board Members currently serve or have served as CEO or in senior leadership positions

60%

of our Board Members currently serve or have served on the Boards of other publicly traded companies

43%

of our independent Board Members are diverse, including gender and race / ethnicity

EXECUTIVE COMPENSATION

STAKEHOLDER FEEDBACK TOPICS	SL GREEN ACTION
Overall Compensation Philosophy	The Compensation Committee reaffirmed its commitment to our pre-pandemic compensation structure
2021 Vote Discussion	2021 compensation is approximately 90% at-risk for all of our named executive officers, and performance-based incentives are in line with pre-pandemic percentages
Approach to Future Pandemic-Related Business Disruption	The Committee and Board agree that in a similarly highly disruptive event to the business, feedback from stockholder engagement and discussions with proxy advisors will inform the approach taken with respect to the treatment of incentive compensation
Design of Compensation Program	Executives' employment agreements renewed at the end of 2021 were substantially identical to the agreements redesigned in 2018, further confirming the Compensation Committee's commitment to our pre-pandemic compensation structure

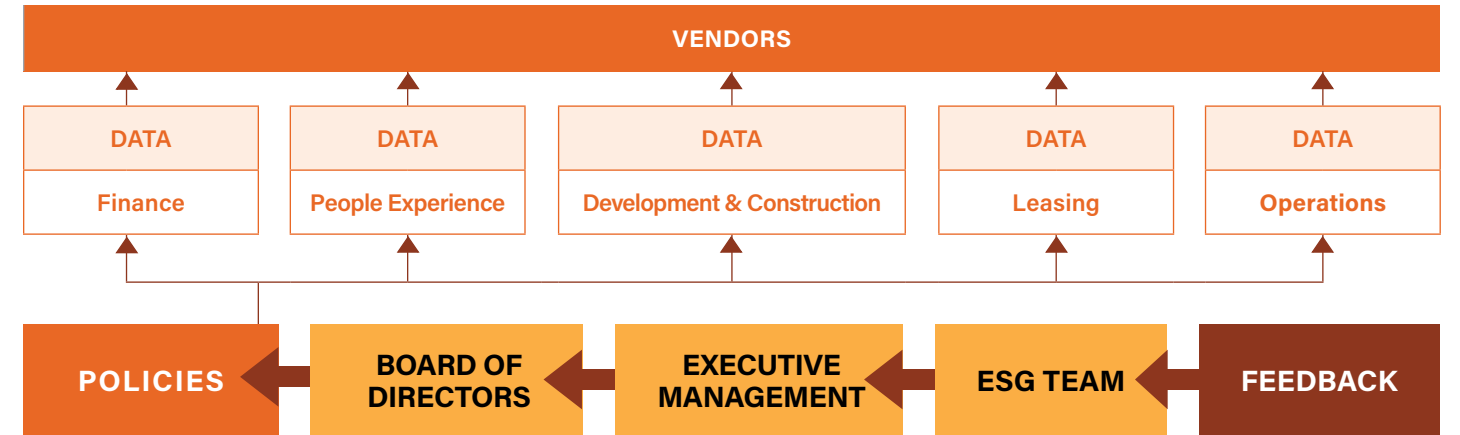
CORPORATE GOVERNANCE

STAKEHOLDER FEEDBACK TOPICS	SL GREEN ACTION
Board Racial / Ethnic Diversity	Appointed Carol N. Brown, a law professor with expertise in real estate law, to the SL Green Board effective March 4, 2022
Board Succession Planning	Terminating retainer for Chairman Emeritus effective December 31, 2023, with interim reductions commencing January 1, 2022; planned retirement of Director John Levy at 2023 annual meeting of stockholders
Director-by-Director Skills Matrix	Enhanced disclosure of board skills by including a director-by-director skills matrix in the 2022 proxy statement

ESG

STAKEHOLDER FEEDBACK TOPICS	SL GREEN ACTION
ESG Disclosure	Published 2021 ESG report in accordance with GRI, CDP, GRESB, SASB, TCFD frameworks, and UN SDG guidelines and first stand-alone TCFD Report

We use the following (2015) ISO 14001 Environmental Management System elements as a guideline for how to substantiate our ESG priorities: **Environmental Policy, Planning, Implementation and Operation, Checking and Corrective Action, Management Review**



BUSINESS RESILIENCE & CONTINUITY

Resilience is a cornerstone of our business ethos. From the procedures outlined in our Emergency Response Program to the prudent risk management of our finances, consideration of business continuity permeates our decision-making process. For 25 years, we have been actively preparing for unexpected disruptions, and our experienced team is poised to adapt to a changing competitive landscape. Our strength in organizational resilience is illustrated across 10 focus areas.

FOCUS AREAS	TOOLS
1. Business Continuity & Disaster Recovery	<ul style="list-style-type: none"> Cloud Disaster Recovery Crisis Communication Emergency Action Plan Emergency Operations Center
2. Cost Optimization	<ul style="list-style-type: none"> Long-Term Cost Savings Plan Proactive Capital Planning Scalability in Variable Costs
3. Human Capital Development	<ul style="list-style-type: none"> Active Recruitment Pipeline Employee Cross-Training Employee Enrichment & Retention Tools Succession Planning
4. Leadership & Strategy	<ul style="list-style-type: none"> Board-Level Risk Management Expertise Experienced Executive Management Team Opportunistic Investment Strategy Prudent Financial Management
5. Policies & Governance	<ul style="list-style-type: none"> Board of Director Governance Principles Charter Code of Ethics Corporate Sustainability Policies Environmental Management System
6. Resource Management	<ul style="list-style-type: none"> Activating Spaces for Multifunctional Purposes Budget Reforecasting Building Staff Rotation Energy Use Reduction
7. Security & Life Safety	<ul style="list-style-type: none"> Hazardous Weather Planning Intelligence Gathering Security Equipment & Technology Security Tabletop Exercises
8. Stakeholder Engagement	<ul style="list-style-type: none"> Employee Town Halls Investor Relations Tenant Outreach Vendor Collaboration
9. Supply Chain	<ul style="list-style-type: none"> Health & Safety Standards Third-Party ESG Risk Assessment Vendor Code of Conduct
10. Technology Innovation	<ul style="list-style-type: none"> Cybersecurity Training Data Protection & Privacy Mobile Productivity Tools

STAKEHOLDER ENGAGEMENT

SL Green identifies stakeholders as parties that have an interest in the company and can either affect or be affected by the business. The chart below outlines material topics addressed and raised by SL Green’s stakeholders.

STAKEHOLDER GROUP	ENGAGEMENT METHOD	TOPICS RAISED
Board of Directors	<ul style="list-style-type: none"> Annual ESG Report Annual Institutional Investor Conference Quarterly Updates 	Energy, Emissions, Local Community, Economic Performance, Environmental Compliance, Socioeconomic Compliance
Employees	<ul style="list-style-type: none"> Annual Employee Engagement Survey Biennial Town Hall Ongoing Training and Education 	Freedom of Association and Collective Bargaining, Diversity, Nondiscrimination, Equal Pay, Occupational Health and Safety, Employment, Training and Education, Child Labor, Forced or Compulsory Labor, Labor/Management Relations
Executive Team	<ul style="list-style-type: none"> Annual ESG Report Annual Presentation Ongoing Status Reports 	Energy, Emissions, Water, Effluents and Waste, Local Community, Economic Performance, Environmental Compliance, Socioeconomic Compliance
Industry Peers	<ul style="list-style-type: none"> Quarterly Reporting to Joint Venture Partners Monthly Sustainability Committee Meetings Monthly Trade Association Meetings 	Energy, Emissions, Water, Environmental Compliance, Effluents and Waste, Public Policy, Local Community, Customer Privacy, Economic Performance, Indirect Economic Impacts
Investors	<ul style="list-style-type: none"> Annual Report and 10-K Annual ESG Report Proxy Statement 	Economic Performance, Anticorruption, Environmental Compliance, Socioeconomic Compliance, Diversity
Local Community	<ul style="list-style-type: none"> Business Improvement Districts Ongoing Philanthropy and Volunteerism Ongoing Transit Improvements 	Energy, Emissions, Water, Effluents and Waste, Indirect Economic Impacts, Local Community, Biodiversity, Public Policy
Sustainability Consultant	<ul style="list-style-type: none"> Ongoing Energy Management Green Building Certification Sustainability Policy Development 	Energy, Emissions, Water, Environmental Compliance, Effluents and Waste, Public Policy, Supplier Environmental Assessment
Tenants	<ul style="list-style-type: none"> Biannual Tenant Satisfaction Surveys Green Building Surveys Newsletter and Webinar 	Security, Customer Health and Safety, Materials, Energy, Emissions, Procurement Practices, Customer Privacy
Vendors	<ul style="list-style-type: none"> Annual Supply Chain Survey Ongoing ESG Compliance Monitoring Training and Education 	Energy, Emissions, Water, Environmental Compliance, Effluents and Waste

MATERIALITY MATRIX

We perform materiality assessments, which are informed by the stakeholder engagement process. As part of the materiality assessment, an analysis is conducted to rank all material ESG aspects based on importance to, and potential impact on, the company and priority stakeholders.

SL Green continually identifies key ESG topics included in GRESB and in the GRI Real Estate Sector Supplement. The SL Green team also adjusts our priorities and key performance indicators in tandem with an annual review of the company’s Environmental Management System (EMS). In the below materiality matrix, we include material topics in the top quartile of the matrix and

nonmaterial topics, defined as those that remained important to the company and its stakeholders, outside the top quartile. The SL Green executive team reviewed the topics and approved the inclusion of them in this year’s report. The topics cover ESG aspects and include several metrics from the Real Estate Sector supplement.





CORPORATE SUSTAINABILITY POLICIES

SL Green abides by a comprehensive set of Corporate Sustainability policies that codify our commitment across all material environmental, social, and governance issues identified by our stakeholders. The most important policies are listed here, but every employee and vendor is expected to support and adhere to the full list of policies, which can be accessed from our website at www.sustainability.slgreen.com.

HUMAN RIGHTS & LABOR MANAGEMENT

SL Green is committed to protecting human rights in accordance with the New York City Human Rights Laws and international standards, including the UN Guiding Principles. This includes, but is not limited to, opposition to child and forced labor in any form, fair compensation, and compliance with federal, state, and local regulations designed to protect human rights.

- Child Labor & Forced Labor
- Freedom of Association
- Fair Wages & Equal Remuneration
- Antidiscrimination Policy
- Diversity Policy
- Employee Health & Safety
- Customer Health & Safety
- Employee Engagement & Feedback
- Equal Opportunity Policy
- Business Ethics Policy
- Antibribery & Corruption Policy

COMMUNITY INVOLVEMENT

SL Green is committed to contributing to and enhancing the local communities where we live, work, and operate. We invest in our local community and encourage employees to volunteer with various organizations throughout the year according to the policies outlined below.

Community Spend

Community Involvement Policy – Reputation Management

Employees Community Work – Fostering Employee Volunteering

Corporate Responsibility Awards – Awards for Community Performance

Policy Commitment to Consult with Local Communities

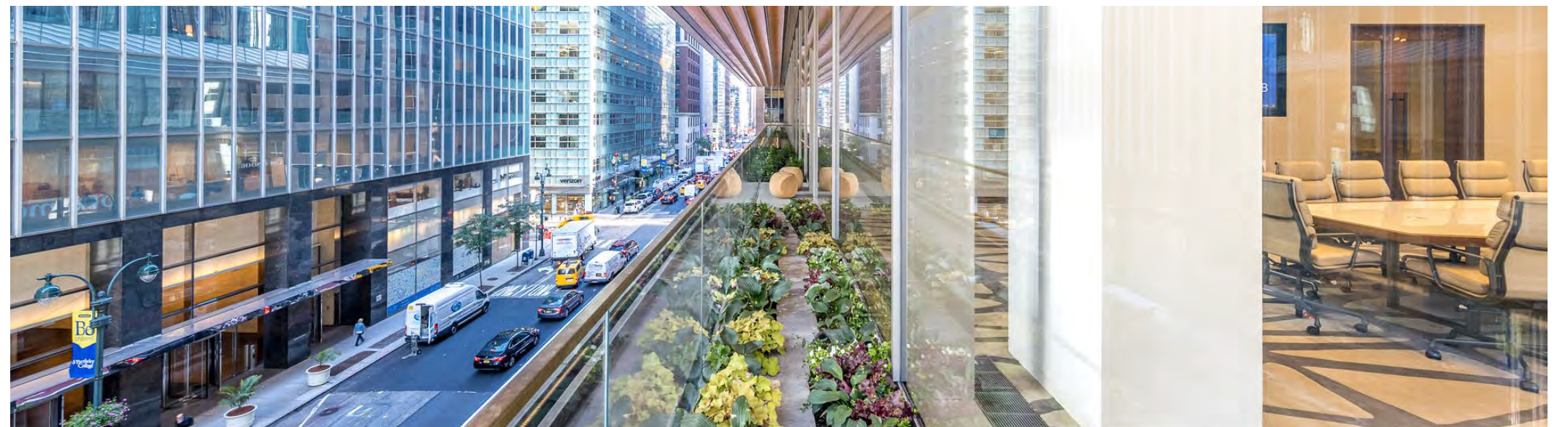
Executive Responsibility for Community Relations

Operations-Specific Responsibility for Community Relations

ENVIRONMENTAL PROTECTION

SL Green is committed to protecting the environment surrounding each of our properties and the local communities in which we operate. This includes minimizing our impact by reducing waste, emissions, water consumption, natural resources, and raw materials, and promoting environmental responsibility in collaboration with our tenants, employees, and contractors.

- Emissions Reduction
- Waste Reduction
- Regular Reporting on Environmental Issues
- Consulting with Stakeholders on Environmental Issues
- Green Building Policy
- Climate Change
- Water Efficiency
- Energy Efficiency Policy
- Renewable Energy Policy



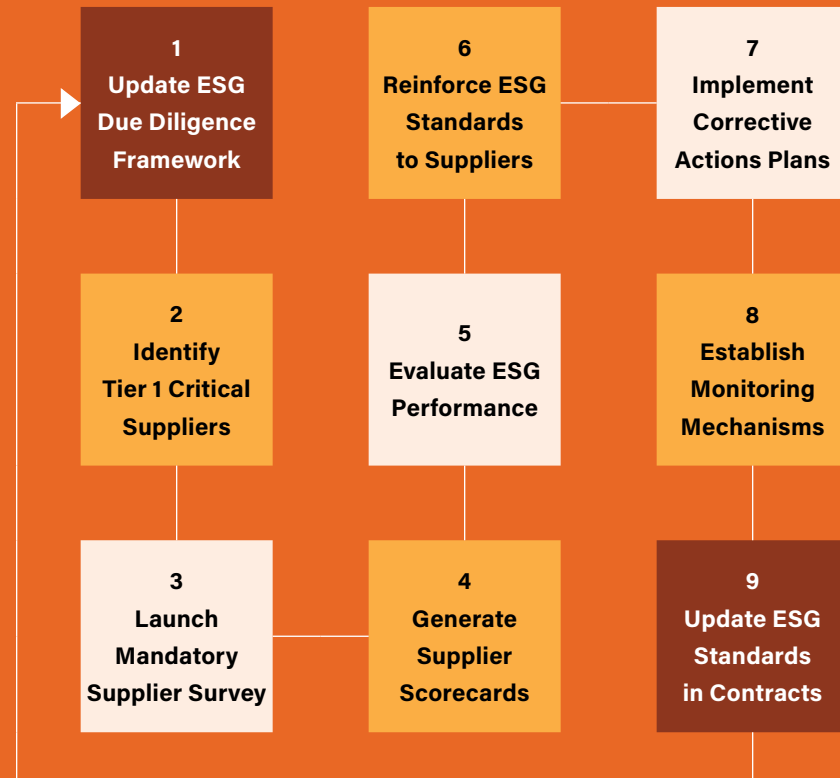
SUPPLY CHAIN MANAGEMENT

SL Green depends on a diverse pool of vendors to provide products and services that are critical to the growth and success of our enterprise. Our vendors and suppliers are required to maintain transparency and comply with all applicable standards and regulations regarding ethical, environmental, and social issues. Vendors are required to demonstrate responsible business practices and implement due diligence for suppliers, contractors, and vendors within their own supply chain as stated in the **Supply Chain and Vendor Code of Conduct**.

- **Monitor Environmental Performance**
- **Address Noncompliance**
- **Establish Targets for Environmental Improvement**
- **Reevaluate Partner Alignment**
- **Enforce Compliance**

SUPPLY CHAIN PROCESS

We implement mandatory, annual assessments of our Tier 1 Critical Suppliers administered by **EcoVadis**, an independent third party. We identify our "critical suppliers" as those who account for the top 60% of our annual spend and where SL Green depends on these services to conduct business. The EcoVadis platform allows us to evaluate ESG performance and communicate expectations to suppliers.



ECOVADIS MEASURES FOUR ESG CATEGORIES ON A 100-POINT SCALE:

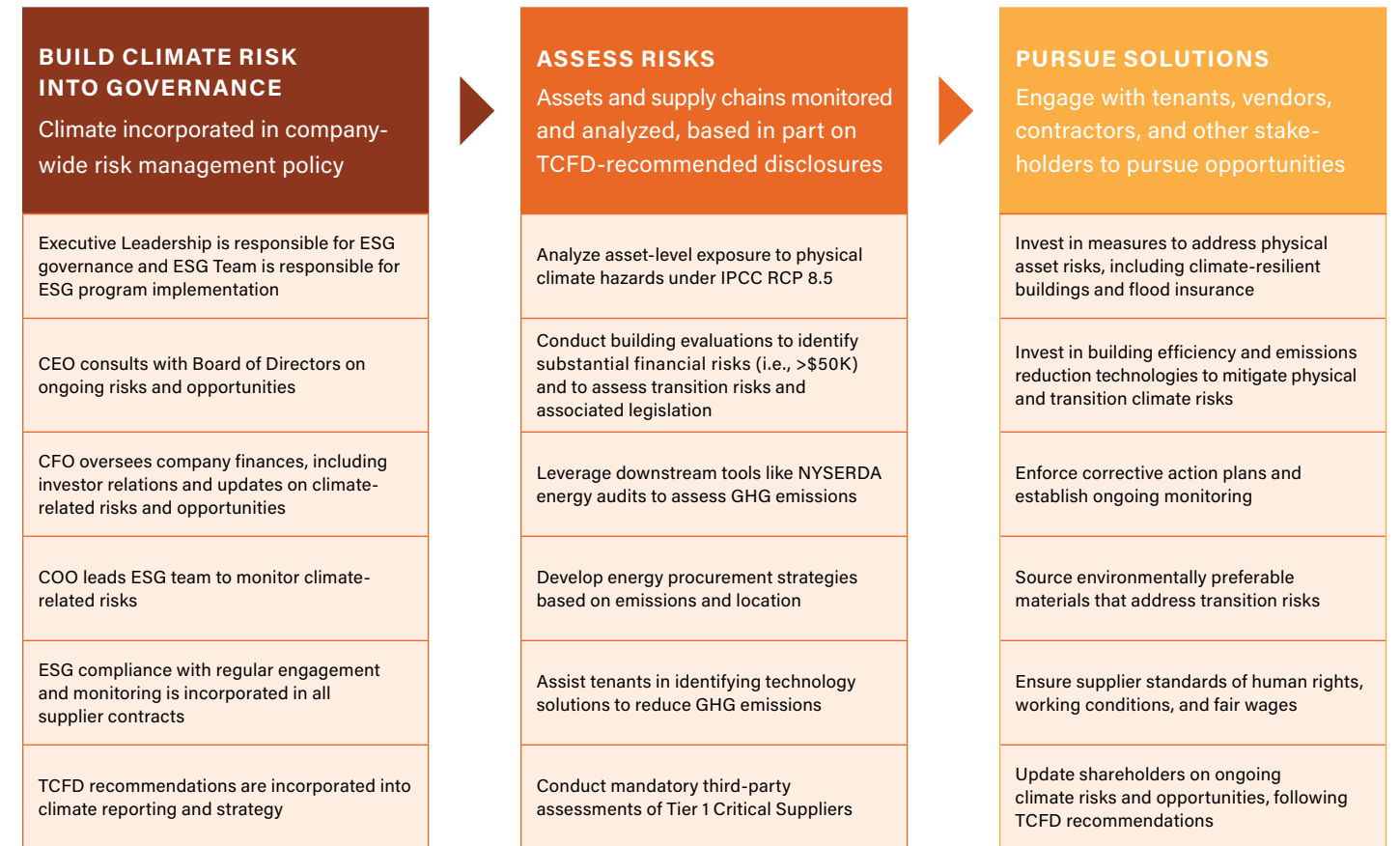
- 1 ENVIRONMENT
- 2 LABOR & HUMAN RIGHTS
- 3 ETHICS
- 4 SUSTAINABLE PROCUREMENT

“ WE APPRECIATE THE OPPORTUNITY TO PARTICIPATE IN THIS SURVEY. IT HAS BEEN VERY HELPFUL TO THINK THROUGH OPPORTUNITIES FOR FUTURE FOCUS AND DEVELOPMENT.

STEPHEN LYTHE,
CHIEF EXECUTIVE OFFICER, CANY
SL GREEN VENDOR

CLIMATE RISK MANAGEMENT

SL Green proactively manages climate-related risk at all levels of the organization by evaluating and reporting risks, opportunities, and governance and management practices. In 2021, we became a signatory to TCFD (Task Force on Climate-related Financial Disclosures) in support of the transition to a low-carbon economy. Our risk management flowchart illustrates our process for identifying, communicating, and resolving climate-related risk to our business.



CLIMATE-RELATED GOVERNANCE MECHANISM

SL Green's assessment of climate-related issues includes physical risks, transition risks, and associated opportunities. This is a company-wide priority led by our Board of Directors and supported by executive-level participation and our dedicated ESG team.

- | | |
|---|--|
| Guide ESG Strategy | Monitor Performance |
| Review Major Action Plans | Manage Major Capital Expenditures |
| Oversee Risk Management Policies | Manage Property Acquisitions |
| Analyze Annual Budgets | Manage Property Divestitures |
| Establish Performance Objectives | Track Progress |



CYBERSECURITY

Included in our approach to risk management is a focus on cybersecurity. As we transmit sensitive data across networks, we are dedicated to protecting our information and systems. We also ensure our employees, processes, systems, and external partners are aligned with cybersecurity best practices. Our Board and executive management team regularly assess our program and are positioned to respond to security and privacy risks, identify vulnerability gaps, and assess data governance programs.

DISASTER RECOVERY

We undergo offsite disaster recovery testing of Day 1 and partial Day 2 critical systems annually and implement incident response procedures. Additionally, 100% of our employees are equipped with mobile computing and remote work capability that enable end-to-end continuity of business operations.

CLOUD COMPUTING

With the advancement and availability of cloud technologies, we leverage the power of the cloud to employ sophisticated cybersecurity and business resilience measures.

CYBERSECURITY AWARENESS

To ensure our employees are equipped with the tools to identify cybersecurity threats, we issue mandatory employee trainings. All employees also receive monthly security awareness tips to help identify phishing, deceptive emails, and corrupt links.

EXTERNAL ASSURANCE

The NIST Cybersecurity Framework guides organizations on detecting, preventing, and responding to cyber threats. SL Green's entire IT infrastructure underwent a NIST assessment, and no high-risk gaps were identified. Information security management systems are also audited by external auditors annually.

RISK MITIGATION

With growing risks associated with cybersecurity, we mitigate our exposure by offsetting the potential costs involved with recovery after a cyber-related security breach or similar event by purchasing cyber liability insurance coverage.

SECURITY ASSESSMENTS

We periodically employ external agencies to test the efficacy of our security protocols. Any weaknesses found are addressed through corrective action plans and systematic changes. We also simulate hacker attacks to ensure the resilience of SL Green's IT infrastructure.

VULNERABILITY MANAGEMENT

We constantly scan our systems for vulnerabilities and address identified risks. During scheduled maintenance windows, we update or upgrade our systems to ensure they are not susceptible to exploitation.



PEOPLE

Workforce

Tenants

Community

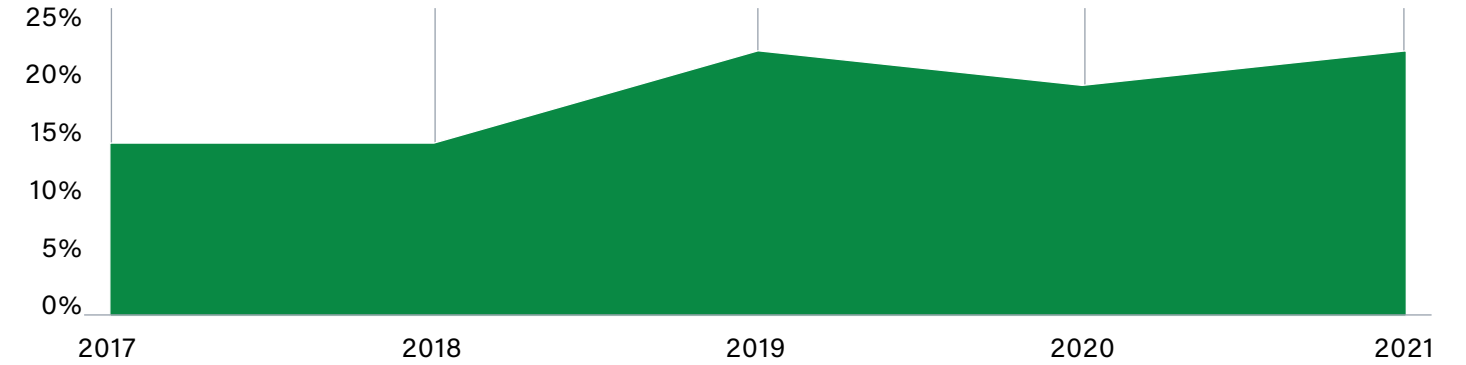
SL Green connects people with place — we provide physical spaces that build human connections. Within our organization, we have assembled a talented and diverse team of professionals who exemplify the SL Green spirit. Within our portfolio, the 700 tenant companies that occupy our buildings are key to New York City's workforce. Within our community, we strive to integrate our physical spaces in ways that improve surrounding neighborhoods and support its residents.



EMPLOYEES

SL Green is focused on fostering an inclusive workforce that attracts and retains highly talented and diverse individuals. Our success is a direct result of a best-in-class team committed to excellence. These employees continue to shape SL Green’s culture and directly contribute to its success.

FEMALE LEADERSHIP AT SL GREEN



WOMEN'S LEADERSHIP DEVELOPMENT

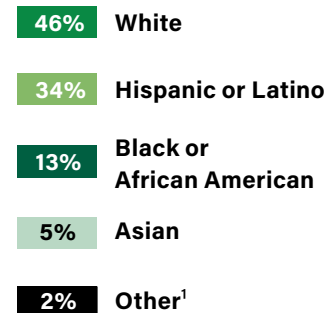
SL Green partners with Luminary, a women’s leadership development organization, to provide training and resources to female employees. The program is focused on upskilling, uplifting, and propelling women forward through all phases of their professional journeys.

WORKFORCE DEMOGRAPHICS

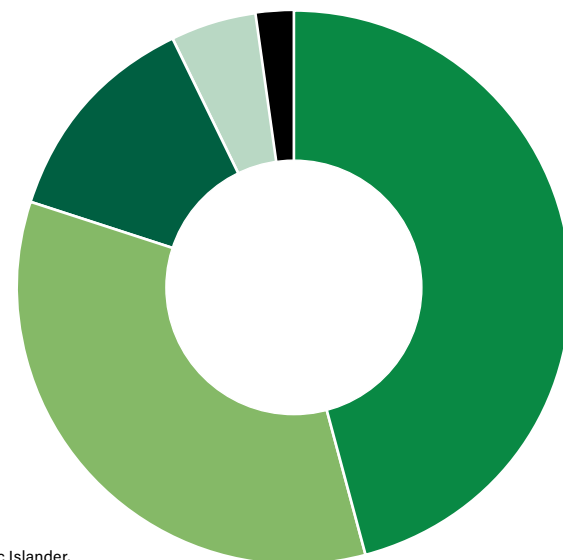
Our recruitment strategy is to continue broadening our candidate outreach to further diversify our workforce. Our recruitment efforts in 2021 led to the hiring of 60% ethnic minorities.

As part of SL Green’s DEI efforts, we partner with external organizations and host speaking engagements and continuing education for employees centered around key topics.

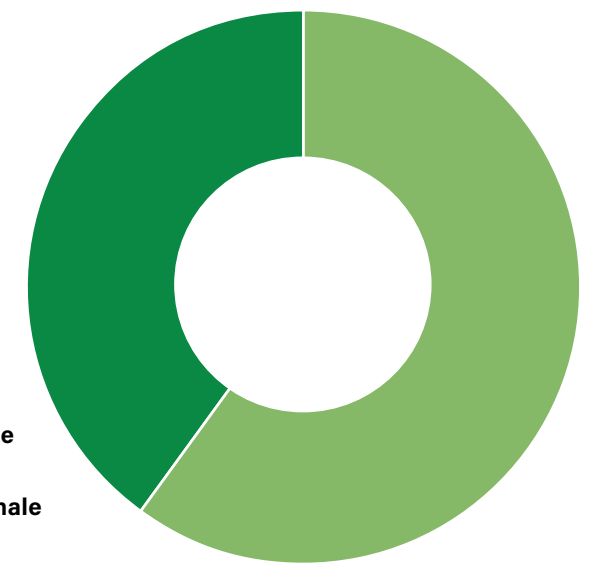
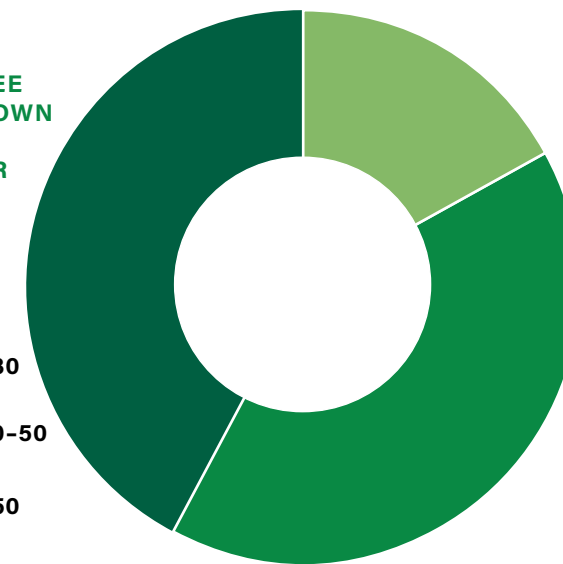
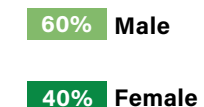
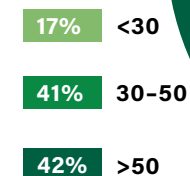
EMPLOYEE DIVERSITY



¹Other is defined as Native Hawaiian, Pacific Islander, American Indian, Alaskan, or two or more races.



EMPLOYEE BREAKDOWN BY AGE & GENDER



HUMAN CAPITAL DEVELOPMENT

SL Green has assembled a talented team of professionals that exemplify the excellence of our organization. We value the importance of education, self-development, and innovative practices as we continue to evolve our business. Supporting employee career advancement enhances the workplace by increasing productivity, fulfillment, and positive collaboration leading to our success.



WORKFORCE DEVELOPMENT

SUCCESSION PLANNING

We identify high-potential employees and prepare them for next-generation leadership roles within the organization.

PERFORMANCE MANAGEMENT

We have a dual-track performance management program, which includes both ongoing Goal-Setting and annual Performance Reviews for all employees.

DIVERSITY & INCLUSION

We updated our HRIS (Human Resources Information System) to allow employees to voluntarily identify as LGBTQIA+ and select preferred pronouns in their employee profiles.

INSTITUTE FOR MANAGEMENT STUDIES (IMS)

IMS provides world-class leadership training and development workshops hosted by global thought leaders and top MBA executive professors. SL Green subscribed to a corporate membership with IMS, providing employees with the opportunity to participate in these workshops. Seminar topics include Improving Engagement and Accountability, Conflict Resolution, and Presentation Skills.

EMPLOYEE EDUCATION & TRAINING

- Antiharassment
- Cybersecurity
- Accounting Platform Training
- PowerApps Training
- Building Operations Training
- OSHA Training
- CPR Certification
- Recycling & Waste Training
- Security & Life Safety Tabletops
- IMS Training
- Monthly FQM Training
- Disinfection Best Practices
- Engineer Energy Training
- Building Maintenance & Machinery Certification
- BOMI RPA Property Management
- LEED & WELL Accreditation
- Fire & Life Safety Director (FLSD)
- Demand Response Training

EMPLOYEE BENEFITS	
HEALTH & WELLNESS	<ul style="list-style-type: none"> ■ Medical, Dental, Vision Coverage ■ Health Savings Account + Employer Contribution ■ Flexible Spending Account ■ Disability Insurance ■ Flu Shot Clinic ■ Wellness Month ■ Equinox and NYSC Membership Subsidies ■ Biometric Screenings ■ Flexible Work
MENTAL HEALTH	<ul style="list-style-type: none"> ■ Spring Health ■ iPrevail ■ Talkspace
FINANCIAL RESOURCES	<ul style="list-style-type: none"> ■ 401(k) and Employer Match ■ Employee Stock Purchase Plan ■ 529 College Savings Plan ■ Pet Insurance ■ Commuter Benefits ■ Mobile Phone Reimbursement ■ Tuition Reimbursement ■ Certification Program — New York University — Columbia University — Institute for Management Studies
PARENTAL BENEFITS	<ul style="list-style-type: none"> ■ Paid Parental Leave ■ Advanced Fertility Coverage ■ Prenatal Education ■ Lactation Consultation ■ Lactation Room at One Vanderbilt
OTHER BENEFITS	<ul style="list-style-type: none"> ■ Employee Assistance Program ■ Employee Referral Bonus ■ Summer Fridays (early close) ■ Paid Holidays ■ Retail Promotions and Discounts ■ Paid Volunteer Day ■ Charitable Match

LIFE AT SL GREEN



GREAT PLACE TO WORK®

This Certification recognizes employers who create outstanding employee experiences. It is the only recognition based entirely on what employees report about their workplace experience.

90%

of employees say they are proud to work for SL Green

93%

of employees say management is competent at running the business

91%

of employees say our customers would rate the service we deliver as "excellent"

90%

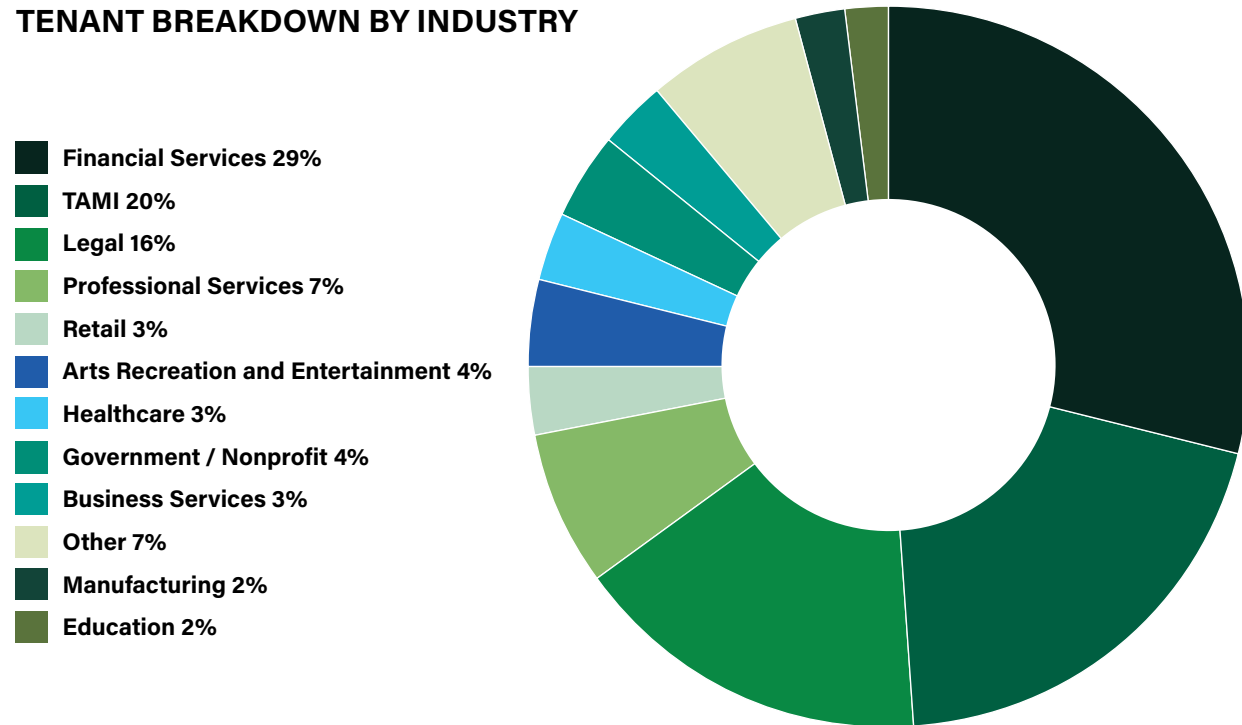
of employees say when they look at what we accomplish, they feel a sense of pride



TENANTS

SL Green has fostered long-standing relationships with our tenant base. We have prioritized tenant engagement because we know the influence it can have on ESG performance. Many of the companies who occupy our buildings have established their own ESG goals and objectives, so our collaboration is essential.

TENANT BREAKDOWN BY INDUSTRY



TENANT ENGAGEMENT

GREEN LEASES

We are committed to maximizing our environmental stewardship in partnership with tenants. Our green lease efforts have been recognized through the 2020–2023 Green Lease Leaders Award at the Gold level.



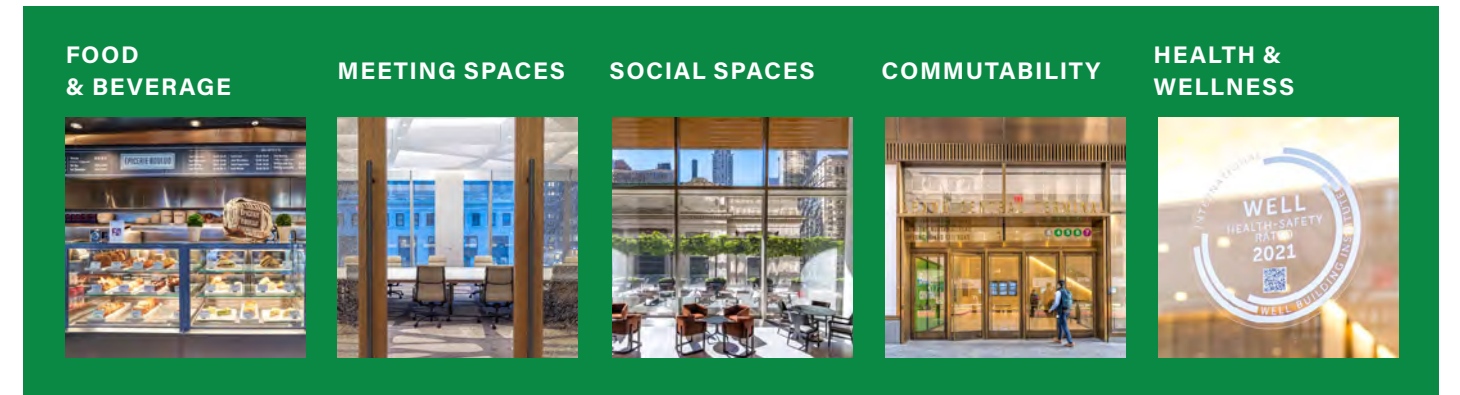
TENANT SERVICES

We actively support our tenants with unique offerings that encourage engagement and collaboration:

- 1 Tenant Appreciation Events
- 2 Tenant Donation Drives
- 3 Emergency Notification System
- 4 Messenger Centers
- 5 Free E-waste Collection
- 6 Telecommunication Infrastructure
- 7 NYSERDA Energy Audits
- 8 Bicycle Rooms and Access Plans
- 9 Handyman Services
- 10 Biodiversity Engagement
- 11 Waste Audits
- 12 Recycling Training
- 13 Energy Data-Sharing

PORTFOLIO AMENITIES

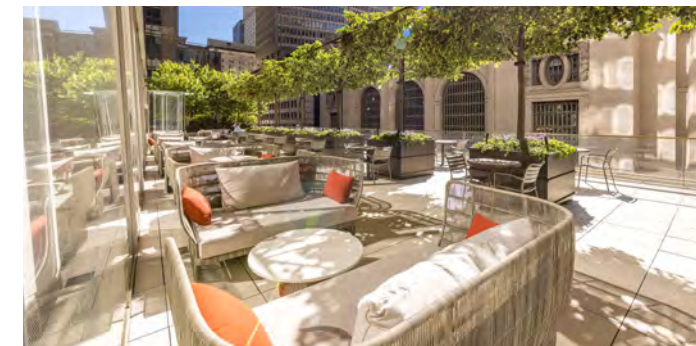
SL Green understands the importance of delivering high-quality spaces that encourage employees to thrive in the workplace. We introduced a Hospitality program centered around service to meet tenant demand for five key building amenities.



ONE VANDERBILT

Located on the 3rd floor of One Vanderbilt, The Vandy Club offers tenants exclusive access to a 30,000-square-foot amenity floor that features a state-of-the-art conference center, a 3,000-square-foot

outdoor terrace overlooking the iconic facade of Grand Central Terminal, and La Terrace, a French-inspired lunch and breakfast counter whose menu is crafted by Chef Daniel Boulud.



KINGSLEY TENANT SATISFACTION SURVEY

SL Green issues a biennial tenant survey to gather feedback on tenant satisfaction. In the most recent survey, SL Green scored higher than the Kingsley Index industry benchmark for overall satisfaction.

2022 Response Rate — 75%

Overall Satisfaction — 4.39 / 5

COMMUNITY CONNECTIONS

Our most important responsibility as New York City's largest commercial office owner is engaging with our local community. As a homegrown company, we share in the vision of building a greater New York, so we make it a priority to enhance our city through volunteerism and philanthropy. We also recognize the value of beautifying our city and creating cultural destinations that attract locals and contribute to the city's economic vitality.

VOLUNTEERISM

KEEPING NYC CLEAN

SL Green organized an employee event with the official nonprofit partner of the DSNY, The Sanitation Foundation, that facilitates public awareness of the lifespan of waste, provides educational resources, and offers volunteer opportunities to keep New York City clean.



EMPOWERING WOMEN BUILDERS

SL Green joined forces with She Builds, a committee of real estate professionals focused on empowering women to maintain safe and healthy homes. Employees used their company-paid volunteer days to develop a community garden in the Bronx.

ANIMAL RESCUE & CARE

SL Green employees used their company-paid volunteer day to work with a nonprofit animal rescue facility, Animal Haven, that provides behavior interventions training and finds adopted homes for animals under its care.



MENTORSHIP PROGRAM

SL Green partnered with the Governor's Committee on Scholastic Achievement (GCSA) and hosted 10th-grade high school students from the local community and paired them with a member to foster self-confidence and provide better access to post-secondary educational and career opportunities.

YOUTH DEVELOPMENT

NEW YORK CITY'S SUMMER YOUTH EMPLOYMENT PROGRAM (SYEP) AND LADDERS FOR LEADERS

SL Green partnered with the city to host 22 minority youth interns. Each intern worked in eight unique roles throughout SL Green and SUMMIT One Vanderbilt and attended presentations from senior leaders in operations, construction, technology, finance, and SUMMIT. Our interns also participated in workshops on professionalism in the workplace, nutrition and wellness, and college readiness, with the support of nonprofit organizations including Dress for Success, That Suits You, Spoons Across America, and New Frontiers.



“I'M VERY FORTUNATE THAT I WAS ABLE TO SPEND MY SUMMER NOT ONLY EMPLOYED, BUT AS PART OF THIS GREAT ORGANIZATION. THIS HAS TAUGHT ME DISCIPLINE, CONSISTENCY, AND RESPONSIBILITY.

ELIJAH CHRISTIE-SACKEY
SYEP ALUM



SL GREEN WAS AWARDED "EMPLOYER OF THE YEAR" BY THE MAYOR'S FUND TO ADVANCE NEW YORK CITY IN RECOGNITION OF OUR PARTNERSHIP WITH SYEP



“OUR GOAL WAS TO SIGNIFICANTLY EXPAND EMPLOYMENT OPPORTUNITIES WITHIN SL GREEN AND SUMMIT ONE VANDERBILT FOR NEW YORK CITY'S MINORITY YOUTH.

AMANDA GOLUB,
SLG'S YOUTH PROGRAM COORDINATOR



Left to right: SYEP Alum Alexa Cabrera, Youth Program Coordinators Rabia Ashfaque and Amanda Golub, SYEP Alum Brendan Cabrera

GIVING BACK

SL Green is endowed with the resources to make significant contributions to the New York City community. Over the past 10 years, we have donated over \$20 million in financial support to over 200 charitable organizations in New York City and beyond.

FOOD1ST

SL Green is committed to alleviating food insecurity in New York City. Born out of the COVID-19 pandemic, Food1st was established by SL Green to provide meals to emergency service workers and vulnerable populations throughout the city. Since its inception, Food1st has made a significant impact on the community and continues to be a resource to our fellow New Yorkers.

900K	MEALS DELIVERED	40+	KITCHENS ACTIVATED	300+	LOCATIONS SERVED	\$7M	RAISED
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Learn more at www.food1stfoundation.org



SUMMIT FOUNDATION

SL Green aspires to create an engaged community and make philanthropy a central part of our experience. One percent of gross ticket sales at SUMMIT are reinvested in the community through the SUMMIT Foundation, working with New York focused charities and organizations to change the world for the better.

Learn more at www.summitov.com/impact



COMMUNITY

- Animal Haven Inc.
- The Arc
- Breaking Ground Housing Development Fund
- Central New York Community Foundation, Inc.
- Citizens Budget Commission, Inc.
- Creative Arts Workshop for Kids, Inc.
- FDNY Foundation
- Flatiron 23rd Street Partnership
- Foundation for New York's Strongest
- Friends of the High Line
- Fund for Park Avenue New York
- Fund for the City of New York
- Greater New York Councils, Boy Scouts of America
- Kids for Kids Foundation
- Legal Information for Families Today
- Madison Square Park Conservancy
- Mayor's Fund to Advance New York City
- Monmouth County SPCA
- New York Building Congress, Inc.
- New York City Police Foundation, Inc.
- New York Urban League
- NYC Helmets to Hardhats, Inc.
- NYS Troopers PBA Signal 30 Fund, Inc.
- Partnership for New York City
- Real Estate Board of New York, Inc.
- Rebuilding Together NYC
- Regional Plan Association Inc.
- Scarsdale Police Benevolent Association
- SparkYouth NYC, Inc.
- Sportsmen for Charity, Inc.
- Times Square Alliance
- Tunnel to Towers Foundation
- United Way of New York City
- Wreaths Across America
- Young Adult Institute, Inc.

EDUCATION

- Careers through Culinary Arts Program
- Madison Avenue Presbyterian Church Day School
- Manhattan College
- Mercy College
- New York Public Radio
- Nontraditional Employment for Women
- Pace University
- Publicolor
- St. Ephrem Catholic Academy
- St. Martha Catholic School
- Trustees of Columbia University
- Trustees of the University of Pennsylvania
- Trustees of Tufts College
- Wesleyan University
- Winnebago Alumni Association, Inc.

HEALTH

- Alzheimer's Disease and Related Disorders Association, Inc.
- American Cancer Society
- American Friends Rabin Medical Center
- American Lebanese Syrian Associated Charities, Inc.
- Belmont Child Care Association, Inc.
- Christopher and Dana Reeve Foundation
- Diabetes Research Institute Foundation, Inc.
- JDRF International
- The John Ritter Foundation for Aortic Health
- Leukemia & Lymphoma Society
- Make-A-Wish Foundation
- The Matthew Larson Foundation for Pediatric Brain Tumors
- Memorial Sloan Kettering Cancer Center
- Michael J Fox Foundation for Parkinson's Research
- Muscular Dystrophy Association
- National Multiple Sclerosis Society
- Permanently Disabled Jockeys Fund
- Project Lyme
- VNSNY

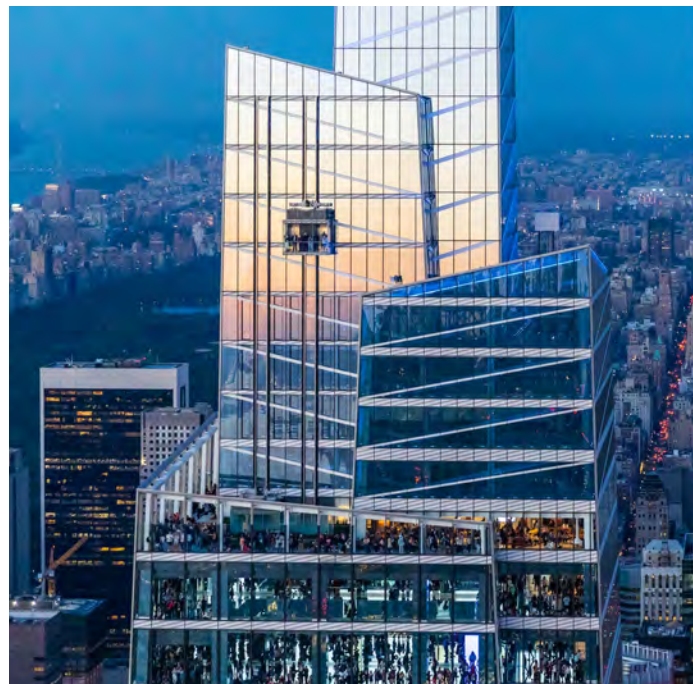
POVERTY / HUNGER

- City Harvest, Inc.
- Citymeals On Wheels
- Food1st Foundation
- Food Education Fund, Inc.
- James Lenox House Association, Inc.
- St. Francis Food Pantries & Shelters

REVITALIZING NEW YORK CITY

SUMMIT ONE VANDERBILT

SUMMIT One Vanderbilt is a 65,000-square-foot, four-level, immersive, multisensory experience that has taken years to conceive, design and develop, bringing together a team of leading experts in design and architecture. It was conceived as an installation that compels guests to question their perception of the built environment, the natural world around them, and their sensorial reality. Since opening in October 2021, SUMMIT has welcomed over 1.5 million domestic and international visitors.



CULINARY EXPERIENCES



LE PAVILLON

SL Green partnered with Chef Daniel Boulud to open a unique culinary oasis in the heart of midtown Manhattan in 2021. On the heels of its first anniversary, Le Pavillon earned its first Michelin Star.



ÉPICERIE BOULUD

Épicerie Boulud is Chef Daniel Boulud's eat-in and take-out market and cafe located in One Vanderbilt. This fast casual dining establishment services building tenants and public guests and enhances the surrounding community.



JŌJI

A traditional multicourse omakase experience opened its doors in September. The latest addition to One Vanderbilt's award-winning food and hospitality offerings brings together two culinary masters, sushi impresario Chef George Ruan and Michelin-starred Chef Daniel Boulud, to craft a complete dining experience unlike any other.



JŌJI BOX

An extension of the fine-dining omakase restaurant, Jōji Box offers guests a unique to-go or delivery experience. Located within One Vanderbilt, Jōji Box delivers the finest quality fresh sushi from Chef George Ruan and his culinary team.

BEAUTIFYING OUR COMMUNITY WITH ART

1. 280 Park Avenue, Kaws, *BFF*, 2019

2. 280 Park Avenue, Tom Friedman, *Huddle*, 2016

3. 420 Lexington Avenue, Julian Opie, *Walking Series*, 2010

4. One Vanderbilt Avenue, Tony Cragg, *Untitled*, 2020

5. Pershing Square Plaza, Jim Rennert, *Listen*, 2018

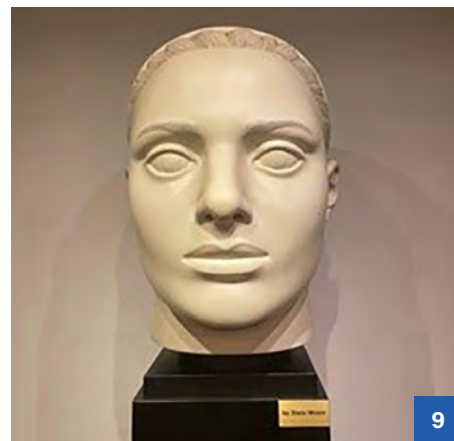
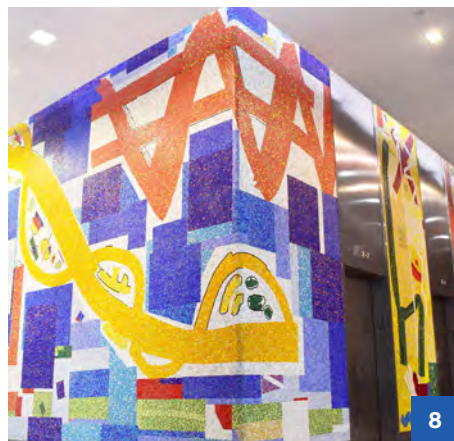
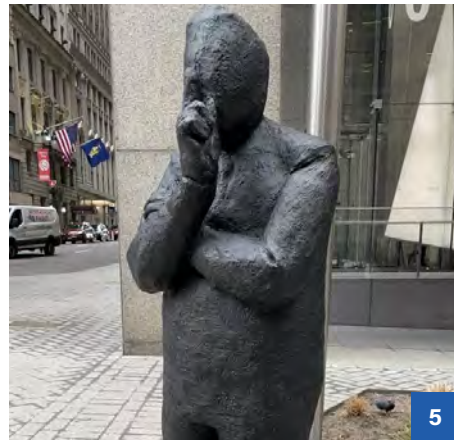
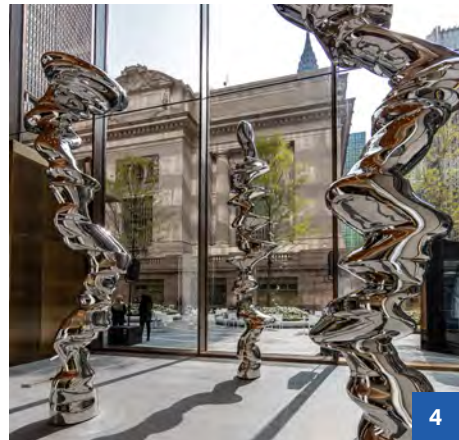
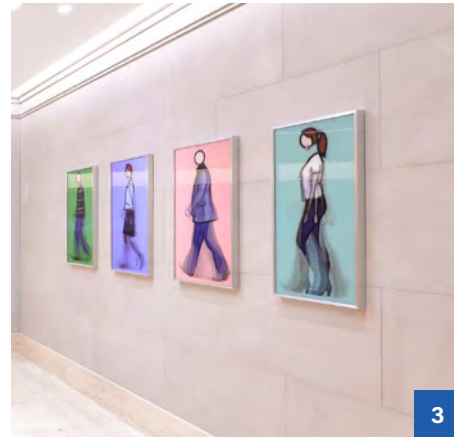
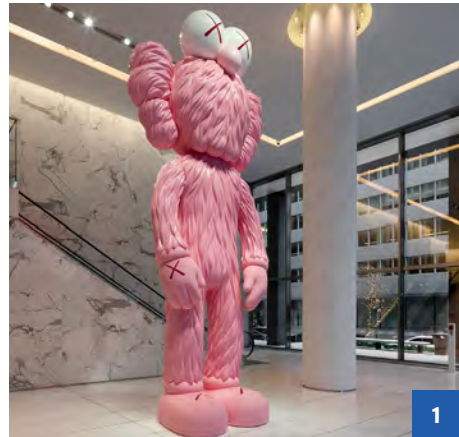
6. 810 Seventh Avenue, Robert Indiana, *Hope*, 2008

7. 461 Fifth Avenue, Shirazeh Houshiary, *Between*, 2011

8. 711 Third Avenue, Hans Hofmann, *Mosaic Mural*, 1956

9. 125 Park Avenue, Diana Moore, *Lexington Head*, 1997

10. One Vanderbilt Avenue, Philip Taaffe, *Nocturne*, 2014



PRIVATELY OWNED PUBLIC SPACES (POPS)

SL Green’s portfolio is home to 11 POPS covering nearly 150,000 square feet that add publicly accessible amenities to our community.

#	BUILDING	SQUARE FEET
1	10 East 53rd Street	6,606
2	1350 Avenue of the Americas	5,644
3	1185 Avenue of the Americas	17,429
4	1515 Broadway	12,200
5	245 Park Avenue	29,540
6	280 Park Avenue	17,603
7	450 Park Avenue	3,900
8	555 West 57th Street	22,952
9	810 Seventh Avenue	6,575
10	885 Third Avenue	8,200
11	919 Third Avenue	18,783



LANDMARKS

We are committed to preserving the historical character of New York City. Our portfolio includes 3 buildings that are designated as individual landmarks by the NYC Landmarks Preservation Commission. We are responsible for maintaining the special cultural and historic value of the property while operating them as state-of-the-art Class A commercial buildings.

- 125 Park Avenue, 2016
- 420 Lexington Avenue, 2016
- 220 East 42nd Street, 1989



125 Park Avenue



420 Lexington Avenue



220 East 42nd Street

COMMUNITY BIOPHILIA

ALVÉOLE

In collaboration with our beekeeping partner, Alvéole, we installed hives at 100 Park and 420 Lexington. Having beehives has provided us with incredible opportunities to educate and engage with tenants on biodiversity, agriculture, and pollinators. Our hives underwent their first harvest this year, producing honey and contributing to crucial pollinator research.

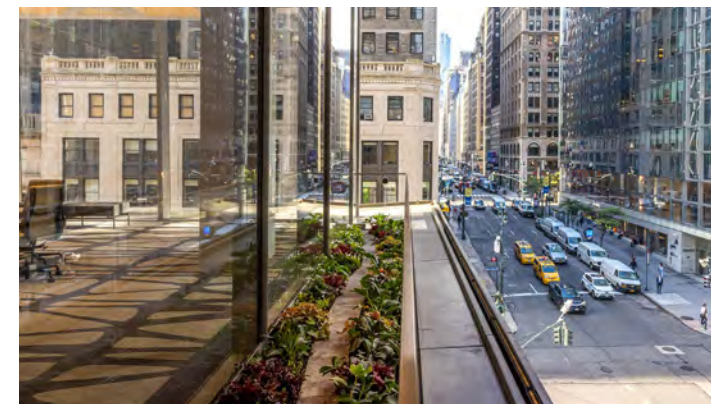


EARTH HOUR

We encourage tenants to participate in our annual 60-minute Earth Hour. Participants turn off nonessential lighting as a symbol of resource conservation. All SL Green-managed buildings take part in the event, encouraging our tenants to do so as well. The OVA Summit team dimmed the spire lighting in solidarity.

GREEN ROOFS

SL Green has over 12,000 square feet of green space in our Manhattan properties, where we plant indigenous species to benefit local biodiversity. These green spaces, along with land offset purchases, can count towards LEED Certification. SL Green purchased 586,010 square feet of land offsets, or undeveloped land that cannot be redeveloped, in order to preserve the natural landscape.





PLACE

One of our most important roles as New York City's largest commercial office owner is to responsibly integrate our buildings with the surrounding community. With over 30 million square feet of ownership interest in Manhattan, we recognize the impact of our physical footprint and are committed to enhancing the environmental performance of our existing buildings while executing on new development opportunities. We leverage years of operational excellence to incorporate innovative design, technological solutions, and best-in-class amenities into our portfolio to create premier experiences for our tenants and the surrounding community.

Our Portfolio

Building Accolades

Decarbonization

Resource Management

Development

Digital Innovation

OUR PORTFOLIO

As of 11/01/22

#	BUILDING	LEED	WELL HSR	FITWEL	BOMA 360	ENERGY STAR
COMMERCIAL OFFICE PROPERTIES						
1	One Vanderbilt Avenue	PLATINUM / GOLD	✓			
2	10 East 53rd Street	SILVER	✓	✓	✓	
3	100 Church Street	GOLD	✓		✓	✓
4	100 Park Avenue	GOLD	✓	✓	✓	✓
5	11 Madison Avenue	GOLD	✓	✓	✓	✓
6	110 Greene Street	GOLD	✓		✓	✓
7	1185 Avenue of the Americas	GOLD	✓		✓	
8	125 Park Avenue	GOLD	✓		✓	
9	1350 Avenue of the Americas	GOLD	✓	✓	✓	
10	1515 Broadway	GOLD	✓		✓	
11	2 Herald Square		✓			
12	220 East 42nd Street	GOLD	✓		✓	
13	245 Park Avenue				✓	
14	280 Park Avenue ¹	GOLD				
15	304 Park Avenue South	GOLD	✓		✓	✓
16	420 Lexington Avenue	GOLD	✓		✓	✓
17	450 Park Avenue	PLATINUM				
18	461 Fifth Avenue	GOLD	✓		✓	✓
19	485 Lexington Avenue	GOLD	✓	✓	✓	✓
20	555 West 57th Street		✓		✓	
21	711 Third Avenue	GOLD	✓		✓	✓
22	800 Third Avenue ¹		✓		✓	
23	810 Seventh Avenue	SILVER	✓		✓	
24	825 Eighth Avenue ¹	GOLD	✓			✓
25	919 Third Avenue	GOLD	✓	✓	✓	
RESIDENTIAL						
26	7 Dey Street / 185 Broadway					
DEVELOPMENT / REDEVELOPMENT						
27	5 Times Square	IN PROCESS	✓			
28	625 Madison Avenue		✓		✓	
29	750 Third Avenue	GOLD	✓		✓	
30	885 Third Avenue	GOLD	✓		✓	
CONSTRUCTION IN PROGRESS						
31	One Madison Avenue					
32	15 Beekman Street					
33	760 Madison Avenue					

¹ Third-Party Management



BUILDING RECOGNITION & CERTIFICATIONS

BOMA 360

BOMA 360 holistically evaluates all major areas of building facility management, including operations, safety, training, energy, sustainability, and tenant relations. Buildings undergo a rigorous assessment, and SL Green is recognized as one of the Top 10 Companies with the most BOMA 360 Buildings. SL Green currently holds 22 BOMA 360 designations.

EARTH AWARD

11 Madison is BOMA360-, LEED Gold- and Fitwel-certified, houses two ice plants, and has achieved ENERGY STAR certification consecutively since 2012, one year after being acquired by SL Green. 11 Madison operates sustainably 24/7 while preserving its historic heritage as one of America's most distinguished Art Deco structures.

LEED

LEED is among the most esteemed and pervasive green building certification programs in the world. Developed by the USGBC in 1993, this designation demonstrates a building owner's commitment to sustainable operations and resource efficiency. SL Green was among the first owners in the nation to adopt the LEED standard at 100 Park Avenue in 2009. Our current portfolio has 24.3 million square feet of LEED-certified space, representing 87% of our reporting properties.

For a complete list of our reporting properties, see the inside back cover.

WIREScore

WiredScore certification rates the in-building digital connectivity equipment and capacity for current and prospective tenants. The certification sets a standard on wired infrastructure, resilience, and wireless networks, which assures our tenants that their growing technological needs are being met. SL Green has over 27 million square feet of WiredScore space across 26 buildings.

ENERGY STAR

We have ENERGY STAR labels at 11 of our buildings, totaling 9.4 million square feet of our portfolio. In Manhattan alone, we represent 7.4% of all ENERGY STAR labels for all office buildings. In recognition of our operational excellence, SL Green received the prestigious "Partner of the Year—Sustained Excellence" award for the fifth consecutive year.

FITWEL

Fitwel is a commercial building rating system committed to building health that was developed by the U.S. Centers for Disease Control and Prevention and the General Services Administration and is operated by the Center for Active Design. Fitwel evaluates health impact categories that highlight the important impacts of building health on our tenants and employees. SL Green currently holds 6 Fitwel certifications.

WELL HEALTH-SAFETY RATING

The WELL Health-Safety Rating focuses on operational policies, maintenance protocols, emergency plans, and stakeholder education to address a post-COVID-19 office environment. We achieved the evidence-based, third-party verified rating across over 23 million square feet of SL Green's portfolio.

WELLSTAT WellStat

We deploy WellStat devices and IEQ sensors that allow us to perform real-time monitoring of indoor environmental spaces.

MERV

All MERV filters across the SL Green portfolio are rated 15 or over to enhance indoor air quality, surpassing the NYC requirement of MERV 9 and LEED requirement of MERV 13.

ONE VANDERBILT

The vision for One Vanderbilt was to optimize building performance, integrate the public and private realm, revitalize Midtown, and provide an unsurpassed urban experience. One Vanderbilt is the first in a series of development opportunities that will create office, retail, and experiential spaces that exemplify sustainable design.

150,000 GALLON Rainwater collection and treatment system that will reduce the need for water for cooling by 1 million gallons per year

ENHANCED IAQ HVAC systems are equipped with MERV 16 air filters that capture over 95% of airborne particles

\$220M Invested in public realm improvements

MWBEs 19% of contractors onsite were minority and women-owned business enterprises

SUMMIT Best-in-class multisensory and immersive art experience by Kenzo Digital



DECARBONIZATION

SL Green has made public commitments to decarbonize our portfolio and disclose year-over-year Scope 1 and Scope 2 performance changes. In recent years, we expanded our disclosures to include Scope 3 categories associated with the operation of our business.

MAYOR'S CARBON CHALLENGE

In 2018, we committed to a 30% reduction in Scope 1 and Scope 2 greenhouse gas emissions across 8 million square feet over a 10-year period. After achieving this goal, we voluntarily set a broader whole building emissions reduction target of 30% by 2025 for our entire owned and managed portfolio.

ULI NET-ZERO CARBON OPERATIONS

In 2021, we committed to achieving carbon-neutral operation at a participating site and aligning our portfolio with the ULI Net Zero Carbon Operations by 2050 goal.

SCIENCE-BASED TARGETS

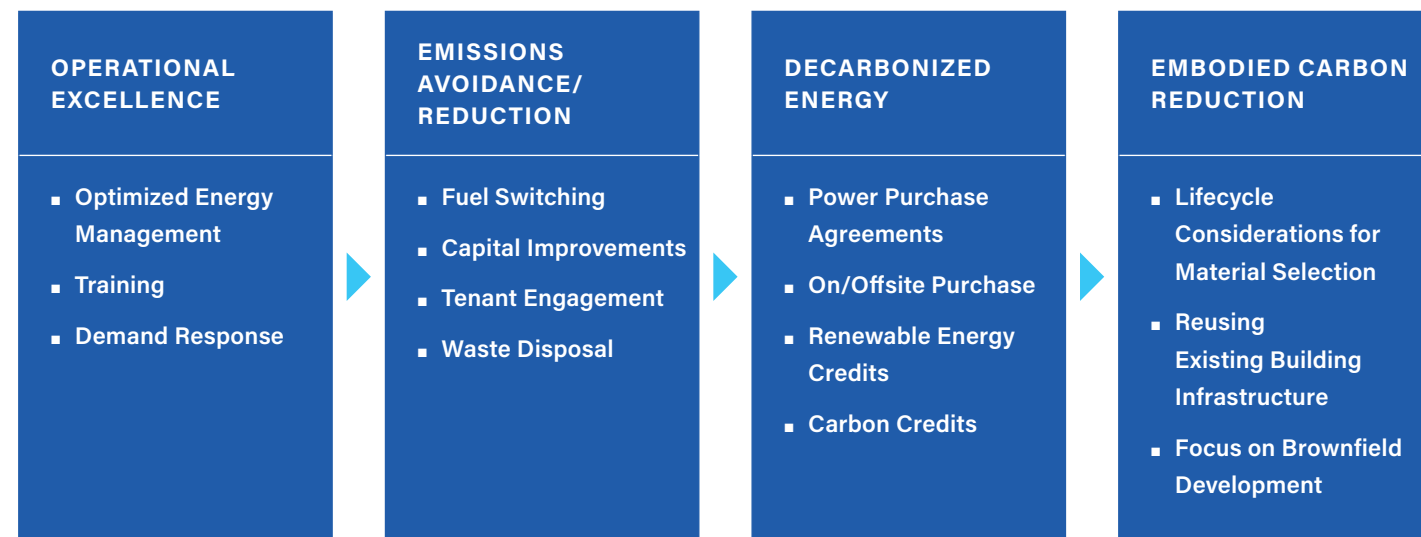
SL Green committed to setting near-term Scope 1 and Scope 2 science-based emissions reduction targets with the SBTi (Science-Based Target initiative), which are expected to be validated in 2022. Our goal is to reduce emissions for our operationally controlled portfolio to align it with the 1.5°C scenario.

SCOPE 3 EMISSIONS

This year we expanded our disclosure of Scope 3 emissions to include reporting on the following:

-  CAPITAL GOODS
-  EMBODIED CARBON
-  TENANT ENERGY USE
-  OPERATIONAL WASTE
-  BUSINESS TRAVEL
-  EMPLOYEE COMMUTING
-  DOWNSTREAM LEASED ASSETS

ROADMAP TO DECARBONIZATION

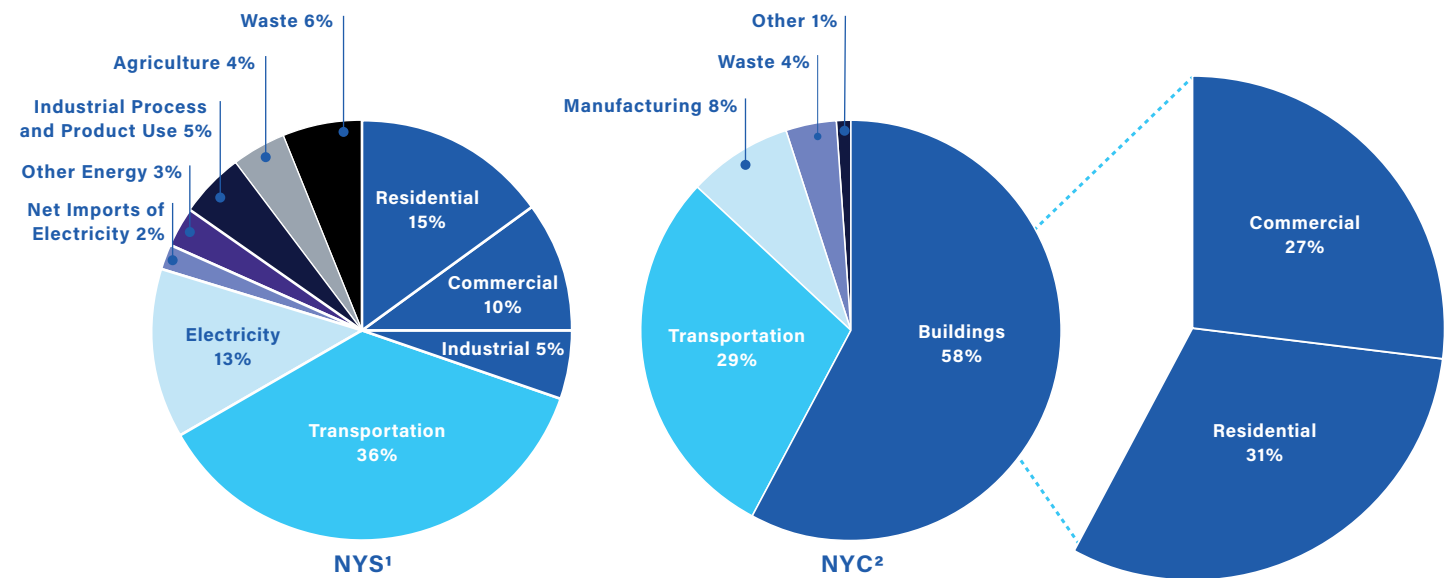


CLIMATE REGULATION IN NEW YORK

With our roots in New York City, we are at the center of one of the world's most ambitious climate legislative environments. Through the Climate Leadership and Community Protection Act, New York State mandated the adoption of a net-zero carbon economy statewide by 2050, with a zero-carbon electricity grid by 2040. In New York City, Local Law 97 (LL97) under the Climate Mobilization Act sets carbon caps for large buildings starting in 2024 as part of a broader commitment to reducing greenhouse gas emissions.

NYC DOB ISSUED PROPOSED RULE CHANGES FOR **LOCAL LAW 97**, AND SL GREEN DOES NOT ANTICIPATE ANY MATERIAL FINANCIAL IMPACT ON OUR PORTFOLIO IN THE FIRST COMPLIANCE PERIOD OF **2024 TO 2029**.

BREAKDOWN OF GHG EMISSIONS BY INDUSTRY



¹New York State Greenhouse Gas Inventory 1990–2016, NYSERDA (published July 2019).
²Inventory of New York City Greenhouse Gas Emissions in 2019, Mayor's Office of Sustainability (published 2021).
 NOTE: These values may not sum directly due to independent rounding.

ENERGY

Whole-building energy consumption is driven by factors such as operational hours, occupancy, weather, tenancy, high-intensity IT infrastructure and HVAC technology. To minimize the environmental footprint of our buildings and of our tenants, SL Green optimizes energy use without compromising occupant comfort or productivity.

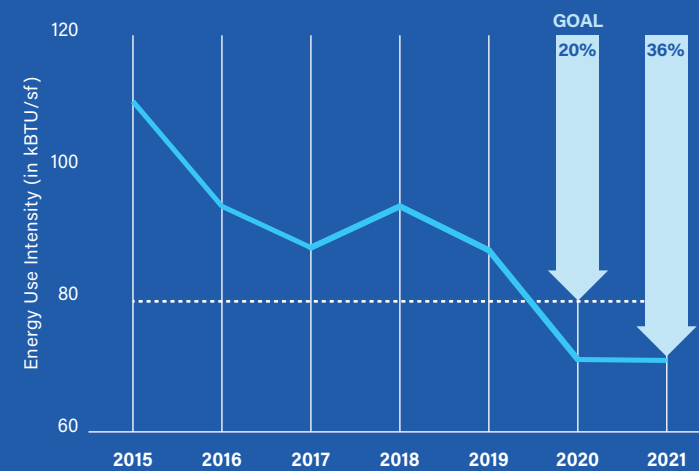
EXCEEDING OUR ENERGY GOALS

In 2021, SL Green's managed portfolio reduced our energy use intensity by 36% from our 2015 baseline year, nearly doubling our 2030 goal of a 20% reduction.

The whole-building energy intensity reduction was affected primarily by base building capital improvements and reduced occupancy within our tenant spaces. In order to continue our overall reductions, we must engage with our tenants on energy reduction strategies.

SL GREEN ACHIEVED A 36% DECREASE IN ENERGY USE INTENSITY, NEARLY DOUBLING THE SAVINGS OF OUR 20% REDUCTION BY 2030 GOAL

2015-2021 ENERGY USE INTENSITY



ENERGY MANAGEMENT STRATEGY

SL Green evaluates opportunities for building upgrades annually as part of our 5- and 10-year capital planning. Upgrades focus on efficiency, fuel switching, automation, and optimization. We explore commercially available solutions to enhance our day-to-day energy management and have incorporated portfolio-wide programs and technologies that set the baseline for efficient building operations, leveraging incentives and rebates offered by utility companies and state programs.

Our engineers operate our properties to the highest standards. Preventative maintenance and best practices allow our building equipment to achieve maximum efficiency and durability. We also recognize that equipment replacements are an opportunity to deploy new technology. The availability of utility incentive programs also shortens the payback period and can incentivize the installation of state-of-the-art building equipment over continued operation of outdated equipment.

ENERGY EFFICIENCY MEASURES

- Steam Controls
- Variable Frequency Drives (VFDs)
- Electric Chiller Upgrade
- Ice Storage Plants
- Cogeneration
- Demand Control and Response
- Induction Unit Upgrades
- HVAC Duct Sealing
- BMS Upgrades
- Equipment Upgrades
- Elevator Modernization
- Advanced Metering
- Window Replacement
- Gaskets and Sealing
- Thermal Imaging
- Blower Door Testing

TENANT ENERGY USE

Tenants consume over 80% of energy in SL Green's commercial buildings and play a critical role in achieving overall carbon reductions. Opportunities for energy efficiency are in every step of the tenant lease cycle, beginning with space design and continuing through operations. NYSERDA subsidizes the cost of identifying energy-saving opportunities, developing implementation plans, and installing energy performance monitoring systems in tenant spaces.

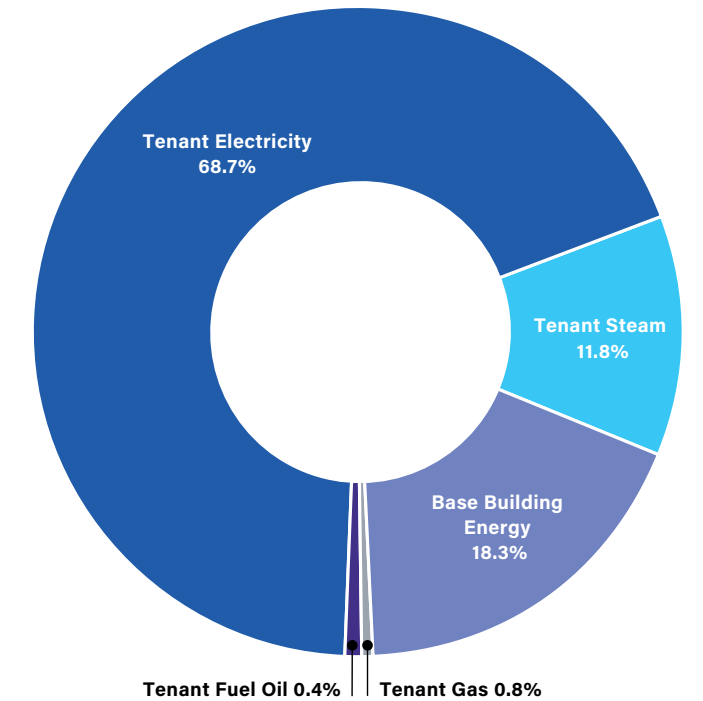
REAL-TIME ENERGY MANAGEMENT (RTEM) + TENANT PROGRAM

RTEM technology sends a building's live performance data to a cloud-based system and offers actionable insights to tenant energy usage.

FLEXIBLE TECHNICAL ASSISTANCE PROGRAM

This program supports energy analysis of tenants' systems and offers recommendations for energy efficiency upgrades. The tenant-specific Energy Audit studies identify energy conservation measures for tenants with the goal of reducing energy usage and improving tenant comfort within their office space.

BASE BUILDING VS TENANT ENERGY USE

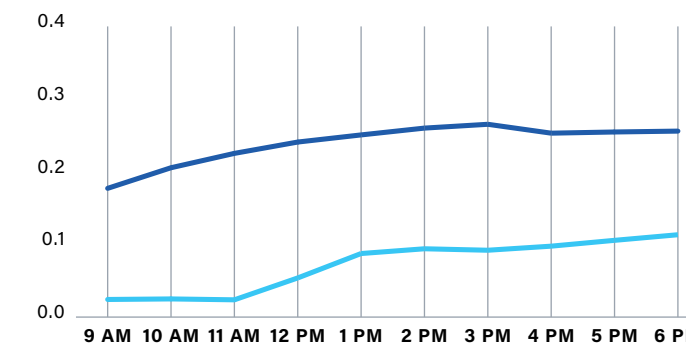


MEASURING ENERGY THROUGH OCCUPANCY

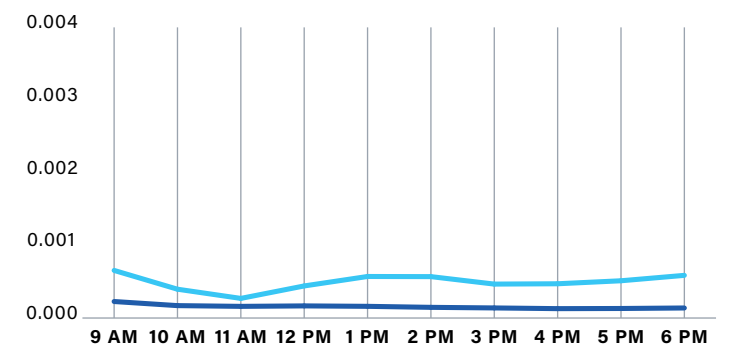
Sustainability best practices encourage densification, but high-occupancy spaces consume more energy per square foot. Current building performance assessment methods do not adjust for occupancy or the time of use. In fact, buildings are often penalized for densification and longer-than-standard operating hours. SL Green partnered with NYSERDA and JB&B in developing the 8760 Benchmark tool to refine how the industry analyzes energy consumption. The goal is to shift the unit of measurement from per square foot to hourly per person consumption in order to capture the nuance of how we use energy in urban buildings.



HOURLY ELECTRIC USE (PER 1K SF)



PER PERSON ELECTRIC USE IN 1M SF BUILDING (PER 1K SF)

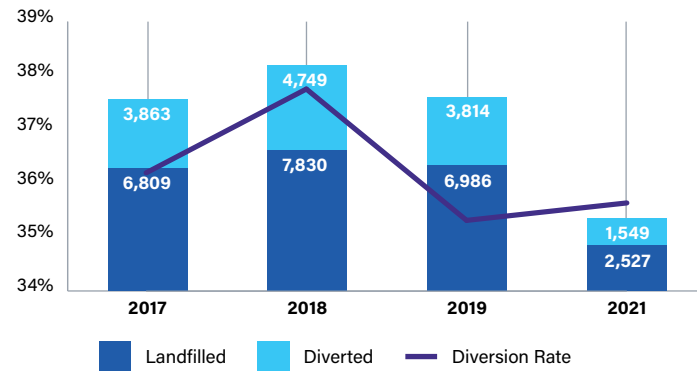


— Building A | 40% Occupancy | Onsite Data Servers (excluded by ENERGY STAR) — Building B | 90% Occupancy | Offsite Data Storage

WASTE

SL Green partners with TRUE Advisor to complete annual waste audits for our managed properties. These assessments identify sources of contamination, areas of improvement, and ways to increase recycling rates, and ensure that tenant and employee guidelines are being followed. Results are presented both internally and to tenants to create customized corrective action plans.

TONS OF WASTE DIVERTED

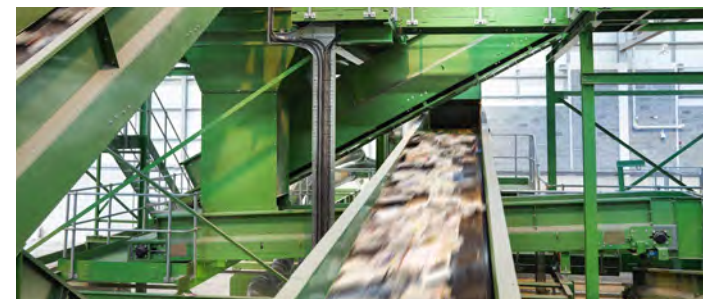


DATA TRACKING

SL Green requests monthly waste reports from haulers for recycling, landfill, e-Waste, and compost to monitor and measure the effectiveness of our recycling procedures. This data is benchmarked in ENERGY STAR's Portfolio Manager Waste Tracker tool. Similarly, for construction and demolition projects, we request waste tracking sheets from our contractors that include tonnage of recycling and disposal method per our mandatory Waste Management Plan.

EMPLOYEE EDUCATION

In collaboration with SEIU Local 32BJ, approximately 500 of SL Green's janitorial staff are trained on proper waste collection procedures annually. Presentation materials are translated into a variety of languages to ensure the material is accessible to all employees. The SL Green team also organizes building and corporate employee recycling and compost training.



OPERATIONAL STRATEGIES

We use a color-coordinated recycling system to improve source separation. Our janitorial staff uses double-barrel bins to ensure that waste streams remain separated from pickup in tenant spaces to drop-off at loading docks. Waste storage areas are distinguished with signage illustrating the correct hauling procedures. Waste haulers are required to complete spot audits and notify SL Green of any ongoing issues.

MATERIAL	TONS	% OF TOTAL WASTE
Paper	741.20	18%
e-Waste	138.38	3%
Metal/Glass/Plastic	289.67	7%
Single Stream ¹	283.09	7%
Composting	143.04	3%
Bulk	59.87	1%
Landfill	2,577.29	61%
Total	4,232.54	
Total Diversion		38%

¹Single Stream includes Glass, Metal, Plastic and Paper

TENANT ENGAGEMENT

We offer annual recycling training to over 150,000 individuals who work in buildings across our portfolio. We also coordinate recycling walkthroughs to help tenants identify ways to improve recycling rates, send out Earth Week e-blasts, and have specific tenant recycling guides.

WATER

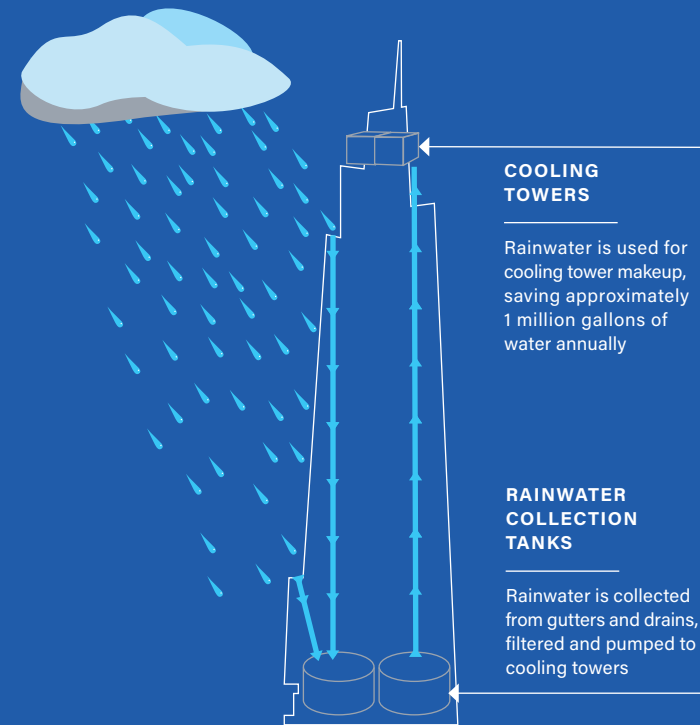
SL Green employs a water management strategy that includes installation of low-flow fixtures, encouraging responsible resource management among building operators and tenants, and monitoring water consumption data across our portfolio.

AUTOMATED METERING

We are aligning our water management strategy with the DEP's rollout of AMI (Advanced Metering Infrastructure). We are continuing to introduce real-time water consumption monitoring technologies across our portfolio.

CAPTURED RAINWATER

One Vanderbilt houses a water reclamation system that collects and stores rainwater for cooling tower use. This reduces the demand for groundwater and is projected to save over 1 million gallons of water each year.



DAILY MONITORING

Engineers review water logs daily to compare trends and identify consumption irregularities, allowing them to respond to fluctuations in system operations.

LEAK DETECTION

Engineers visually inspect water systems to ensure they are operating under optimal conditions. Our steam traps and mechanical spaces have automatic sensors that notify engineers of potential water loss.

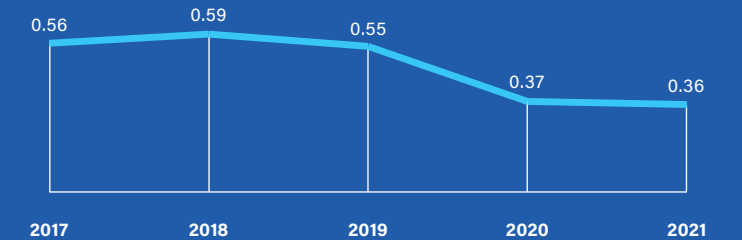
LOW-FLOW FIXTURES

We retrofit existing toilets, urinals, faucets, and showers with low-flow fixtures. The specifications are aligned with the LEED v4 standard, and at buildings where we received a LEED point for this feature, retrofits perform 20% better than code requirements.

WATER TRACKING

We track water consumption data through ENERGY STAR's benchmarking tool, Portfolio Manager. These data are disclosed to NYC DOB in accordance with Local Law 84 annual reporting requirements. We also track water through Yardi and receive monthly consumption reports for our managed properties.

WATER USE INTENSITY GALLONS PER SF



FROM DECEMBER 2020 TO DECEMBER 2021, OUR PORTFOLIO'S WATER CONSUMPTION DECREASED BY 3% OR 7.3 MILLION GALLONS

WE SAVE AN AVERAGE OF 28 MILLION GALLONS OF WASTE EACH YEAR BY USING UPGRADED FIXTURES



BUILDING FOR THE FUTURE BY PRESERVING THE PAST

ONE MADISON

One Madison presents a unique redevelopment opportunity in Midtown South to transform a historical asset into a modern icon, avoiding sprawl and greenfield development. With One Madison, we strive to meet the market demand for efficient and thoughtfully designed buildings that support human health and wellness. These features include real-time air quality monitoring and potable water testing combined with state-of-the-art air and water filtration systems. This marquee building offers an unparalleled combination of a thriving neighborhood, best-in-class amenities, and access to green spaces and public transportation.



DOAS

Direct outside air system limits exposure to contaminants and is zone-controlled to reduce energy demand.

EFFICIENT ENVELOPE

High-performance curtainwall that optimizes heating and cooling efficiency.

LEED

Targeting LEED Gold certification.

100

Achieved the highest possible Walk Score® of 100.

NATURAL LIGHT

Column-free floor plates maximize daylight in tenant spaces.

GARDEN FLOORS

More than an acre of outdoor spaces mitigate heat island effect and regulate stormwater runoff.

WELLNESS & PRODUCTIVITY

Biophilic design elements enhance occupant wellness and productivity.

TRANSPORTATION

Unparalleled proximity to public transportation.

EMBODIED CARBON

750,000 SF OF EXISTING SLAB AND 146,000 SF OF PERIMETER WALLS PRESERVED, ALLOWING FOR OVER **21,000 TONS OF CO₂e AVOIDANCE**.

RAINWATER MANAGEMENT

REDUCING RUNOFF INTO THE CITY SEWERS, WHILE **REDUCING POTABLE WATER FOR COOLING NEEDS**.



DIGITAL INNOVATION

With the increased demand in ESG reporting, data quality has never been more important. In response, SL Green is enhancing our data infrastructure to integrate more data sources, which will enable automation and streamline reporting.

METRICS AND REPORTING

Each year, we release a summary of our environmental performance through several key data channels — GRI Content Index, Environmental Performance Summary, NYC Local Law 84 filings, CDP and GRESB submissions. Data points are collected on an ongoing basis from local utilities, submeter consultants, tenants, and waste haulers. To ensure that we provide the best available data, our environmental disclosures are externally verified and assured.

BMS

All SL Green properties are equipped with automated systems that centralize the direct digital control of building systems and monitor space conditions. Ongoing updates are programmed with our energy conservation measure upgrades.

REAL-TIME ENERGY MANAGEMENT

We use iES energy management platform in over 20 million square feet of our operating properties, which allows our engineers to address demand response events, track occupancy, and monitor energy use in 15-minute intervals.

WELLSTAT

All of our operating properties are equipped with WellStat IEQ monitoring devices. This allows us to perform real-time monitoring of indoor environmental parameters such as temperature, humidity, light level, carbon dioxide and particulate matter.

ENERGY STAR PORTFOLIO MANAGER

We leverage ENERGY STAR scores to evaluate energy performance. The model accounts for differences in hours of operations, weather, occupancy, building size, and use type, allowing us to compare energy use across the portfolio.

AETOS 3D IMAGING TECHNOLOGY

SL Green deployed a digital scanning technology used to document equipment in our mechanical rooms for tracking, ongoing maintenance, and training purposes. Our engineers' legacy knowledge of our buildings is a tremendous asset, so using this technology allows us to capture institutional knowledge.

WATER TRACKING

We have deployed water meters and sensors across our portfolio to better manage our water consumption. These sensors track water use and reuse and include leak detection monitors, allowing us to identify problems.

DE-IDENTIFIED OCCUPANCY

The next evolution of our energy management strategy includes tracking energy use associated with occupancy.

Our occupancy tracking is completely de-identified, only tracking the number of people moving in and out of the buildings, paired with CO₂ sensors on our return air systems.

DATA ANALYTICS



Carbon reduction is becoming increasingly important and complex. SL Green's commitment to transparency, in a world where ESG scope and data are expanding, requires a sophisticated solution. We are focusing on creating operational efficiency, streamlining the flow of data, and ensuring accuracy through digital innovation. It is critical that all these activities are underpinned by a robust, auditable, and transparent data management platform and GHG inventory. Equally critical is the need for that platform to provide the insights to inform decisions as we move along the pathway to carbon neutrality.

ENVIZI GOALS AT SL GREEN

- Streamline data acquisition and minimize human intervention
- Monitor data accuracy and integrity
- Ensure data transparency to withstand data assurance and audit
- Manage increasing demands on regulatory and compliance reporting
- Meet growing stakeholder requests for access to data
- Evaluate data to inform actionable insights



ABOUT THIS REPORT

This is SL Green's tenth annual ESG report, which includes environmental performance metrics covering the 2021 calendar year. The content of this report is framed by the Global Reporting Initiative (GRI), which is used to guide reporting on an organization's economic, environmental, and social topics material to our business. This report is "In Accordance-Comprehensive" with the GRI Standards framework and includes disclosures from the Construction and Real Estate (CRE) Sector Supplement. Our GRI Content Index can be found at sustainability.slgreen.com/reports.

SL Green collected available data from all properties listed to the right in which the company maintains ownership and direct operational control for the full 2021 calendar year, which only includes office properties. Data from retail and residential properties are excluded from the reporting boundary due to lack of direct operational control. Newly constructed office properties with less than 50% physical occupancy are also excluded to avoid an overstated reduction in EUI for the reporting year. The square footage of each building is consistent with the reported value in the Local Law 84 annual Benchmarking Report. To compile a complete and accurate set of data to report on environmental performance, SL Green retained Sustainable Investment Group, a sustainability consulting firm, to collect, analyze, and report on each data metric. Sustainable Investment Group worked with SL Green management and building staff, service providers, and utilities to collect data for energy and water consumption, greenhouse gas emissions, and waste data.

The GHG inventory process was performed in accordance with quantification methodologies of the GHG Protocol. After all data were collected, Sustainable Investment Group converted the energy consumption quantities into carbon emissions using industry standard emissions factors and global warming potentials published by the GHG Protocol. Published emissions data factors were used whenever available; if not, default factors were used.

The 2021 portfolio-wide environmental performance data including energy, water, waste, and emissions have been compared with annual year-over-year environmental performance data beginning in 2013. SL Green buildings experienced a moderate increase in physical occupancy in 2021 but have not returned to pre-pandemic levels. Historical Environmental Performance Summaries can be found at sustainability.slgreen.com/reports.

Energy data were collected by requesting aggregate utility data from Consolidated Edison that capture all energy used by each property from the utility. Tenant utility data were collected directly from tenant submeter readings. Scope 1 consumption and emissions were calculated by taking the aggregate onsite emissions factors (i.e., fuel oil, natural gas, and refrigerants) and subtracting tenant fuel and refrigerant usage found in Scope 3. Scope 2 consumption and emissions were calculated similarly by subtracting the tenant distributed energy (i.e., electricity and steam) from the total electricity and steam usage found in aggregate building data. Scope 3 consumption and emissions were calculated by taking the aggregate on-site emissions factors (i.e., fuel oil, natural gas, and refrigerants) as well as aggregate distributed energy (i.e., electricity and steam) and subtracting base building usage of fuel, refrigerants, electricity, and steam.

Waste data were collected through waste hauler reports that include the total waste and recyclables collected from each site. The waste diversion percentage was calculated by taking the total amount of recycled material and dividing it by the sum of total operational waste. Water data were collected by gathering aggregate water data from the utility provider. Refrigerant emissions were calculated using the sales method, which applies the refrigerant charge amount multiplied by global warming potential, as aligned with the GHG protocol.

The contact person for this report is:

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Sustainability & Hospitality
Laura.Vulaj@slgreen.com

REPORTING PROPERTIES

- | | |
|--------------------------|---------------------------------|
| 1. 10 East 53rd Street | 14. 590 Fifth Avenue |
| 2. 11 Madison Avenue | 15. 625 Madison Avenue |
| 3. 100 Church Street | 16. 635 Avenue of the Americas |
| 4. 110 East 42nd Street | 17. 641 Avenue of the Americas |
| 5. 110 Greene Street | 18. 711 Third Avenue |
| 6. 100 Park Avenue | 19. 750 Third Avenue |
| 7. 125 Park Avenue | 20. 810 Seventh Avenue |
| 8. 220 East 42nd Street | 21. 919 Third Avenue |
| 9. 304 Park Avenue South | 22. 1185 Avenue of the Americas |
| 10. 420 Lexington Avenue | 23. 1328 Broadway |
| 11. 461 Fifth Avenue | 24. 1350 Avenue of the Americas |
| 12. 485 Lexington Avenue | 25. 1515 Broadway |
| 13. 555 West 57th Street | |

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