

External Assurance of 2021 Environmental Performance Data for SL Green Realty Corporation

Introduction

Sustainable Investment Group (SIG) has conducted a third-party verification and external assurance of SL Green Realty Corporation's (SL Green) portfolio for the 2021 reporting year.

Assurance Team

Role	Name
Project Manager	Amy D'Angelo
Lead Verifier	Tiana Nguyen
Lead Quality Assurer	Nick Kassanis
Support Verifier	Amanda Howard

Scope of Assurance

The scope of our review includes:

- Collection of data to assess energy, water, waste, and emissions for the following period – January 1 to December 31, 2021 (the reporting year).
- A review to determine whether the process followed the methodology described in ISO 14064-3: 2019.
- A review to determine whether any measurement of the energy, emissions, water, and waste data is faulty.
- Organizational boundaries for the environmental data inventory are as follows:
 1. Base building energy data for each building.
 2. Aggregate tenant energy data for applicable buildings.
 3. Aggregate water data for each building.
 4. Waste haul data from the waste and recycling haulers serving the properties.

Level of Assurance

SIG applied a limited level of assurance to this verification exercise to meet the intended use of public disclosure of environmental performance data.

This level of assurance assesses the environmental data disclosure including energy, water and emissions data and determines its material correctness.

The report has been prepared in accordance with ISO 14064-3: 2019 for quantification, monitoring, and reporting.

Assurance Opinion and Summary

Upon the completion of SIG’s review of SL Green’s Environmental Performance data for the 2021 calendar year, we have externally assured the data for environmental data disclosure. We assert that there is no evidence that the environmental data disclosure including energy, water and emissions data are not materially correct or are not a fair representation of consumption details.

Our additional findings regarding the data and supplementary comments are as follows:

- The boundaries of the scope were clearly defined and included as part of the sustainability reporting.
- Assumptions and estimations made are appropriate.

SL Green Assets		
OFFICE	10 East 53rd Street 11 Madison Avenue 55 West 46th Street 100 Church Street 100 Park Avenue 110 Greene Street 110 East 42nd Street 125 Park Avenue 220 East 42nd Street 280 Park Avenue 304 Park Avenue South 420 Lexington Avenue 461 Fifth Avenue 485 Lexington Avenue	555 West 57th Street 590 Fifth Avenue 635 Avenue of the Americas 641 Avenue of the Americas 711 Third Avenue 800 Third Avenue 810 Seventh Avenue Worldwide Plaza (825 Eighth Avenue) 919 Third Avenue 1185 Ave of the Americas 1350 Ave of the Americas 1328 Broadway (2 Herald Square) 1515 Broadway
STANDALONE RETAIL	11 West 34th Street 115 Spring Street 121 Greene Street 133 Greene St 1552-1560 Broadway 21 E 66th Street	650 Fifth Avenue 719 Seventh Avenue 85 Fifth Avenue 690 Madison Avenue 712 Madison Avenue
RESIDENTIAL	400 E 57th St	1080 Amsterdam
SUBURBAN	Landmark Square 1-7	

Sincerely,



Nick Kassanis, PE, CBCP, LEED AP BD+C
 Sustainable Investment Group (SIG)
 President
 (415) 823 – 3442

Methodology

As part of the review and data assurance process, SL Green provided the following data for 2021:

1. Base building energy data for each building.
2. Aggregate tenant energy data for applicable buildings.
3. Aggregate water data for each building.
4. Waste haul data from the waste and recycling haulers serving the properties.

The data and information supporting the assertion were actual values for energy and water consumption. Aggregate tenant energy consumption was available for the following assets: 10 East 53rd Street, 100 Church Street, 110 East 42nd Street, 110 Greene Street, 100 Park Avenue, 11 Madison Avenue, 1185 Ave of the Americas, 125 Park Avenue, 1350 Ave of the Americas, 1515 Broadway, 1328 Broadway (2 Herald Sq), 220 E 42nd Street, 420 Lexington Avenue, 461 Fifth Avenue, 485 Lexington Avenue, 555 West 57th Street, 590 Fifth Avenue, 625 Madison Avenue, 641 Avenue of the Americas, 711 Third Avenue, 750 Third Avenue, 810 Seventh Avenue, and 919 Third Avenue.

Our verification strategy used a combined data and controls testing approach. Evidence-gathering procedures included, but were not limited to:

- Inspect the completeness of the inventory.
- Coordinate with and perform access controls to data management controls utilized by the entity: Energy Star Portfolio Manager (ESPM), IES Energy Desk, Source One and Measurabl.
- Analyze electricity, fuel, and water and waste records to confirm accuracy of source data into calculations:
 1. During our analysis of electricity, natural gas, steam, fuel oil, and water we followed usage data from Yardi invoice reports to ESPM then from ESPM to Measurabl.
 - a. Energy usage: electricity, steam, and natural gas was loaded directly into ESPM by the utility provider.
 - b. Water usage data was loaded into ESPM by IES Energy Desk using Yardi Invoice reports.
 - c. Waste data was loaded into ESPM by property/portfolio managers using reports provided by waste and recycling haulers that serve the properties.
 2. We calculated percent differences between each platform's aggregate totals for each data point and set an allowance threshold of 5.0% difference to account for differences in conversion methods between each platform to capture deviations from source data.
 - a. Yardi metrics are: kWh, therms, Mlbs, and HCF, for electricity, natural gas, steam, and water respectively.
 - b. Energy Star metrics are: kBtu, and kGals for electricity, natural gas and water respectively.
 - c. Measurabl metrics are: kWh, gallons and MTCO₂e for electricity, natural gas, water, and emissions respectively.
- For data assessments that fall within the set threshold, we assert an "Unmodified Opinion" for assurance.
 1. In accordance with ISO 14064-3:2019, to draft an "Unmodified Opinion", the verifier shall ensure that:
 - a. There is sufficient and appropriate evidence to support material emissions, removals, or storage.

- b. The criteria are applied appropriately for material emissions, removals, or storage.
 - c. The effectiveness of controls has been evaluated when the verifier intends to rely on those controls.
- For data assessments that exceed the set threshold, we assert a “Modified Opinion” for assurance.
 - 1. In accordance with ISO 14064-3:2019, in order to draft a “Modified Opinion”, the verifier shall ensure that there is no material misstatement at the level of the GHG statement, and shall consider:
 - a. The degree to which the matter impairs the usefulness of the GHG statement.
 - b. The extent to which the effects of the matter on the GHG statement can be determined.
 - c. Whether the GHG statement is, or could be understood to be, misleading even when read in conjunction with the verifier’s opinion.
 - 2. A modified verification opinion, when read in conjunction with the GHG statement, normally will serve adequately to inform the intended user(s) of any deficiencies or possible deficiencies in the GHG statement.