

SL Green Realty Corp.

# 2023 Sustainability Accounting Standards Board (SASB) Disclosure

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## ABOUT THIS DISCLOSURE

The Sustainability Accounting Standards Board (SASB) Standards provide industry-specific criteria to assist companies in disclosing financially material sustainability information to investors. SASB Standards identify the subset of environmental, social, and governance (ESG) issues most relevant to financial performance in each industry. By following the guidelines set forth by SASB, SL Green demonstrates a commitment to providing accurate, timely, and standardized data. Based on SASB’s Sustainable Industry Classification System (SICS), SL Green follows “Infrastructure – Real Estate” standards to disclose sustainability information.

Our team has conducted a thorough review of the SASB Real Estate Sustainability Accounting Standard to create an accurate Disclosure Matrix. This report is compiled in accordance with the SASB Infrastructure sector and Real Estate industry standards to allow proper alignment with company groupings. Properties included in this report are consistent with the reporting boundary in the 2023 GRESB response and data covers full year 2022.

Third-party validation and assurance were provided by Sustainable Investment Group (SIG), a sustainability consulting firm unaffiliated with SL Green.

### Properties:

One Vanderbilt Ave	450 Park Avenue	1350 Avenue of the Americas
2 Herald Square (1328 Broadway)	461 Fifth Avenue	1515 Broadway
7 Dey Street	485 Lexington Avenue	11 W 34th Street
10 East 53rd Street	555 West 57th Street	21 E 66th Street
11 Madison Avenue	625 Madison Avenue	85 Fifth Avenue
100 Church Street	711 Third Avenue	115 Spring Street
100 Park Avenue	750 Third Avenue	121 Greene Street
110 Greene Street	800 Third Avenue	650 Fifth Avenue
125 Park Avenue	810 Seventh Avenue	690 Madison Avenue
220 East 42nd Street	825 Eighth Avenue	717 Fifth Avenue
245 Park Avenue	885 Third Avenue	719 Seventh Avenue
280 Park Avenue	919 Third Avenue	1552-1560 Broadway
304 Park Avenue South	1080 Amsterdam Avenue	Landmark Square 1-7
420 Lexington Avenue	1185 Avenue of the Americas	

### Additional Sources:

2023 ESG Report  
2023 TCFD Report

## ENERGY MANAGEMENT

Code	SASB Accounting Metric	Unit of Measure	Mixed Use (NYC)	Mixed Use (CT)	Unmanaged Standalone Retail (NYC)	Total
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	100%	100%	6%	99%
IF-RE-130a.2	Total energy consumed by portfolio area with data coverage	Gigajoules (GJ)	2,133,789	66,589	2,890	2,203,268
	Percentage of total energy that is grid electricity, by property subsector	Percentage (%)	55%	87%	100%	56%
	Percentage of total energy that is renewable, by property subsector	Percentage (%)	3%	0%	0%	3%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Percentage (%)	5%	1%	8%	5%
IF-RE-130a.4	Percentage of eligible portfolio that has an energy rating, by property subsector (excludes partial year data)	Percentage (%) by floor area	92.3%	100%	0%	92.6%
	Percentage of eligible portfolio that is certified to ENERGY STAR, by property subsector	Percentage (%) by floor area	37%	0%	N/A	36%
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	N/A	Energy management serves as an integral component within the SL Green organization, encompassing various facets. At its core, emphasis is placed on operational excellence and strategic capital planning. Complementary endeavors encompass acquisitions, leasing, training, and developmental initiatives. Our commitment extends to continuously exploring commercially viable solutions to optimize our ongoing energy management practices, integrating portfolio-wide programs and cutting-edge technologies. Comprehensive insights into our energy strategy are detailed within the Environmental Sustainability section of our 2023 ESG Report.			
IF-RE-140a.1	Water withdrawal data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	100%	100%	0%	99%
	Percentage of floor area in regions with High or Extremely High Baseline Water Stress, each by property subsector	Percentage (%) by floor area	0%	0%	0%	0%

## WATER MANAGEMENT

Code	SASB Accounting Metric	Unit of Measure	Mixed Use (NYC)	Mixed Use (CT)	Unmanaged Standalone Retail (NYC)	Total
IF-RE-140a.2	Total water withdrawn by portfolio area with data coverage, by property subsector	Thousand cubic meters (m <sup>3</sup> )	1,406,423	38,230	N/A	1,444,654
	Percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Percentage (%)	0%	0%	0%	0%
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Percentage (%)	13%	6%	N/A	13%
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	N/A	<p>Water management risk was assessed and disclosed in our TCFD Report. SL Green extended its risk analysis to include inland flooding exposure, which considers impacts from precipitation-based inland flooding as well as coastal flooding but does not account for additional flooding risks that may be caused by city-specific water management infrastructure. Additional risk considerations related to inland flooding have been assessed qualitatively and are considered during acquisitions and on an ongoing basis as part of our capital improvement cycles.</p> <p>As a baseline, we retrofit our buildings, existing toilets, urinals, faucets, and showers are upgraded with high-efficiency 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. Larger redevelopment and development projects include rainwater reclamation systems, utilizing recovered water for cooling tower makeup and other site uses like irrigation. Full descriptions of our water strategy can be found in the Environmental Sustainability section our 2023 ESG Report.</p>			

## MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS

Code	SASB Accounting Metric	Unit of Measure	Mixed Use (NYC)	Mixed Use (CT)	Unmanaged Standalone Retail (NYC)	Total
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related capital improvements; (2) associated leased floor area, by property subsector	Percentage (%) by floor area	100%	100%	N/A	100%
IF-RE-410a.2	Percentage of tenants that are separately metered or sub metered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	Percentage (%) by floor area	92%	53%	0%	90%
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	We ensure transparency by furnishing tenants with comprehensive energy, waste, and water data directly through interactions with our ESG Team. Moreover, we actively engage tenants in targeted sustainability initiatives and harness state incentive programs across our portfolio. This equips tenants with the necessary resources to make informed choices regarding energy enhancements. Should tenants opt for capital investments, our team assists in identifying financial incentives offered by local utility companies, such as Con Edison. Further details can be accessed in our 2023 ESG Report.				

## CLIMATE CHANGE ADAPTATION

Code	SASB Accounting Metric	Unit of Measure	Mixed Use (NYC)	Mixed Use (CT)	Unmanaged Standalone Retail (NYC)	Total
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	Square feet	0 square feet of properties located in High Risk Flood zones as defined by FEMA.			
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	N/A	<p>We quantitatively assessed the exposure of our entire 2022 portfolio of properties to chronic and acute climate-related hazards as detailed in the Intergovernmental Panel on Climate Change (IPCC) Representative Concentration Pathways (RCP) 8.5 and 4.5 RCP 8.5 is considered a worst-case climate scenario in which emissions continue unabated into the long term, while RCP 4.5 is a "middle of the road" scenario where more accelerated climate action results in less severe physical climate hazards are described within our TCFD Report.</p> <p>SL Green takes a proactive approach to climate-related risk management at all levels throughout the organization. ESG considerations are embedded into our governance structure and management responsibilities, driving our climate-related risk assessment processes, and enabling comprehensive risk mitigation responses to be implemented in all relevant business segments. Strategies for mitigating risks include long term planning strategy along with specific business unit strategies that articulate ongoing operational and mitigation strategies to address physical and transition risks. See our full TCFD for more information.</p>			