

An aerial photograph of a city grid, likely New York City, showing a dense pattern of buildings and streets. Central Park is a prominent green area in the upper-middle section. Two white rectangular boxes are overlaid on the grid, highlighting specific blocks of buildings. The text 'SL Green Realty Corp.' is printed in white in the upper right corner.

SL Green Realty Corp.

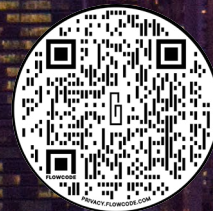
2024 ESG REPORT

Redefining the Workplace

We recognize that bold leadership is essential to maintaining New York City's status as a global capital of commerce and culture. Looking ahead, our strategy is to continue paving the way for a stronger and more resilient New York. SL Green's portfolio consistently builds long-term value for our shareholders, tenants, employees, and community. Our investment in New York City's future is underscored by our commitment to ESG principles.

About SL Green

SL Green Realty Corp. is a self-managed real estate investment trust, or REIT, with in-house capabilities in property management, acquisitions and dispositions, debt investing, financing, development, redevelopment, construction, and leasing. As of September 30, 2024, the Company held interests in 55 buildings totaling 31.8 million square feet. This included ownership interests in 28.1 million square feet in Manhattan buildings and 2.8 million square feet securing debt and preferred equity investments.



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Message from Our Chairman & CEO

New York City experienced an incredible year of positive momentum, and SL Green capitalized on market opportunities, solidifying our position as the premier real estate company in the city. Our focus remains on building a portfolio of well-located, amenitized, and sustainable Class A assets that continue to generate long-term value.

At the end of 2023, we announced an ambitious set of goals, one of which was an incremental sale of partnership interests in One Vanderbilt. In November, we sold an 11% stake in the building, valued at \$4.7 billion, to a Japan-based investor, demonstrating the attractiveness of well-located, highly amenitized, and sustainable buildings.

One Madison Avenue is breathing new life into the Flatiron submarket—IBM and Franklin Templeton have taken occupancy, our new rooftop amenity and event space, Le Jardin sur Madison, is buzzing with activity, and just last month we opened La Tête d’Or, Chef Daniel Boulud’s first steakhouse and latest addition to his restaurant portfolio. One Madison has rightly taken its place alongside One Vanderbilt as a shining example of the new model for modern and innovative office buildings.

We celebrated the opening of Giorgio Armani’s flagship store and luxury residences. We resumed investing in debt and preferred equity in mortgage and mezzanine loans and debt securities, signaling the opportunities that exist within our pipeline. We experienced tremendous leasing velocity anchored by Bloomberg’s 925,000-square-foot renewal and expansion at 919 Third Avenue.

We remain focused on the trophy assets along the Park Avenue corridor and are excited for the office redevelopment of 245 Park Avenue. We are deep in the planning stages of our commercial to residential conversion project at 750 Third Avenue, which will be one of the largest affordable

housing initiatives in Midtown Manhattan. And of course, we are optimistic about our proposal for Caesars Palace Times Square in partnership with Caesars Entertainment and Roc Nation, which has the potential to be one of the most important developments for New York City with a halo effect that will radiate far beyond the building itself.

In October, we celebrated the 3rd anniversary of SUMMIT One Vanderbilt and in November we welcomed our 6-millionth guest. Our sights remain on the global expansion of the brand—in July we announced plans for the next SUMMIT destination in Paris, and we continue to explore prospective locations.

Like many other real estate owners in New York City, we are committed to managing our environmental impact, specifically as it pertains to reducing emissions and optimizing energy use throughout our buildings. Local Law 97, which is intended to regulate building emissions, officially went into effect in 2024, and we will be filing our first reports in May 2025. While our portfolio is expected to meet the requirements of the first compliance period, we are focused on the future and continue to deploy thoughtfully selected capital improvements in our buildings in anticipation of more stringent requirements in future years.

We remain committed to transparent disclosure of ESG topics and are proud to report that our 2024 GRESB score increased to a 92, ranking SL Green 3rd out of 108 listed companies in the Americas! This improvement reflects the efforts of our team to enhance our annual public ESG reporting, audit our environmental data, and reduce emissions and energy consumption year-over-year through closer engagement with our tenants and onsite teams.

We maintained our partnership with New York City’s Summer Youth Employment



Marc Holliday
Chairman & Chief Executive Officer

Program (SYEP) by providing paid internships to students, offering them a front-row seat into SL Green’s operations. The SUMMIT Foundation continues to reinvest 1% of gross ticket sales at SUMMIT into New York-focused charities and organizations. And FOOD1st, a nonprofit organization we established in 2020, remains as a resource to support vulnerable New Yorkers by combatting food insecurity throughout the city.

The rapid growth of our business reflects the commitment of our 500 corporate and SUMMIT employees and 700 building workers who execute the company’s vision every day. Through expanded training initiatives, we continue to invest in our people, equipping them with the knowledge and skills to excel. We are extremely proud of these women and men who personify the SL Green brand and propel us to the top. We maintain our status as a Great Place to Work® certified company for the third consecutive year, and we are excited to elevate a new generation of leaders who will continue to carry out the mission of this company.

SL Green’s 27-year track record continues and, as we turn the page on 2024, we are optimistic about the company’s future growth.

Marc Holliday
Chairman & Chief Executive Officer

Awards & Achievements

COMPANY-WIDE



ENERGY STAR

Partner of the Year 2015–2024
Sustained Excellence 2018–2024



Green Lease Leaders

Platinum 2023–2026
Gold 2020–2023



GRESB

GRESB Sector Leader for Mixed Use Real Estate



Newsweek

America’s Most Responsible Companies 2023



Great Place To Work®

2019, 2022–2024



S&P Global

Sustainability Yearbook Member 2022–2024

PROPERTY-LEVEL



LEED

92% Certified



BOMA 360

85% Certified



ENERGY STAR

40% Certified



Fitwel®

24% Certified



WELL HSR

95% Certified

ESG DISCLOSURE



GRESB

Green Star Designation
Score: 92



Sustainalytics

Top-Rated ESG Companies List
2024 Regional Award



MSCI

Score: BBB



State Street

R-Factor Score Leader Top 10%
Ranking in Real Estate
Score: 72/100



S&P CSA

S&P Global Score: 69



CDP

Climate Change Questionnaire Score: B



Bloomberg

Top 10 Ranking for ESG Disclosure
Score: 72.25



ISS

ISS Quality Score: 1
(Scale 1–10; 1 is highest possible score)

Reporting Properties

As of December 31, 2023

The environmental data in this report includes residential and office properties located in New York City in which SL Green maintained ownership interest and/or direct operational control during all or part of the 2023 calendar year. This boundary excludes properties under development, non-managed office, standalone retail, non-managed residential, and non-real estate assets. Unless otherwise noted, the properties included are consistent with the boundary used for SL Green’s latest CDP Report and GRI Content Index.

#	REPORTING PROPERTIES	SQUARE FEET	OWNERSHIP INTEREST
1	One Vanderbilt Avenue	1,669,000	71%
2	2 Herald Square	371,478	51%
3	7 Dey Street	227,426	100%
4	10 East 53rd Street	385,014	55%
5	11 Madison Avenue	2,314,000	60%
6	100 Church Street	1,047,500	100%
7	100 Park Avenue	834,000	50%
8	110 Greene Street	223,600	100%
9	125 Park Avenue	604,245	100%
10	215 Park Avenue South	285,213	0%
11	220 East 42nd Street	1,135,000	51%
12	245 Park Avenue	1,782,793	50.1%
13	280 Park Avenue ¹	1,255,257	50%
14	304 Park Avenue South	215,000	100%
15	420 Lexington Avenue	1,188,000	100%
16	450 Park Avenue	337,000	25.1%
17	461 Fifth Avenue	200,000	100%
18	485 Lexington Avenue	921,000	100%
19	555 West 57th Street	941,000	100%
20	625 Madison Avenue ²	563,000	90.43%
21	711 Third Avenue	524,000	100%
22	750 Third Avenue	780,000	100%
23	810 Seventh Avenue	692,000	100%
24	885 Third Avenue	625,300	100%
25	919 Third Avenue	1,454,000	51%
26	1185 Avenue of the Americas	1,062,000	100%
27	1350 Avenue of the Americas	562,000	100%
28	1515 Broadway	1,750,000	56.9%
Total Reporting Property SF		23,948,826	

NON-REPORTING PROPERTIES	SQUARE FEET	OWNERSHIP INTEREST	REASON FOR EXCLUSION
One Madison Avenue	1,396,426	25.5%	Development
1-7 Landmark Square	862,800	100%	Non-Managed
11 West 34th Street	17,150	30%	Standalone Retail
15 Beekman Street	221,884	20%	Non-Managed
19 East 65th Street	14,639	100%	Non-Managed
21 East 66th Street ³	13,069	32%	Standalone Retail
85 Fifth Avenue	12,946	36%	Standalone Retail
115 Spring Street	5,218	51%	Standalone Retail
121 Greene Street ⁴	7,131	50%	Standalone Retail
650 Fifth Avenue	69,214	50%	Standalone Retail
690 Madison Avenue	7,848	100%	Standalone Retail
717 Fifth Avenue	119,550	10.9%	Standalone Retail
719 Seventh Avenue ⁵	10,040	75%	Standalone Retail
760 Madison Avenue	58,574	100%	Development
800 Third Avenue	526,000	60.5%	Non-Managed
825 Eighth Avenue	2,048,725	24.95%	Non-Managed
1552-1560 Broadway	57,718	50%	Standalone Retail
Total Non-Reporting Property SF	5,448,932		

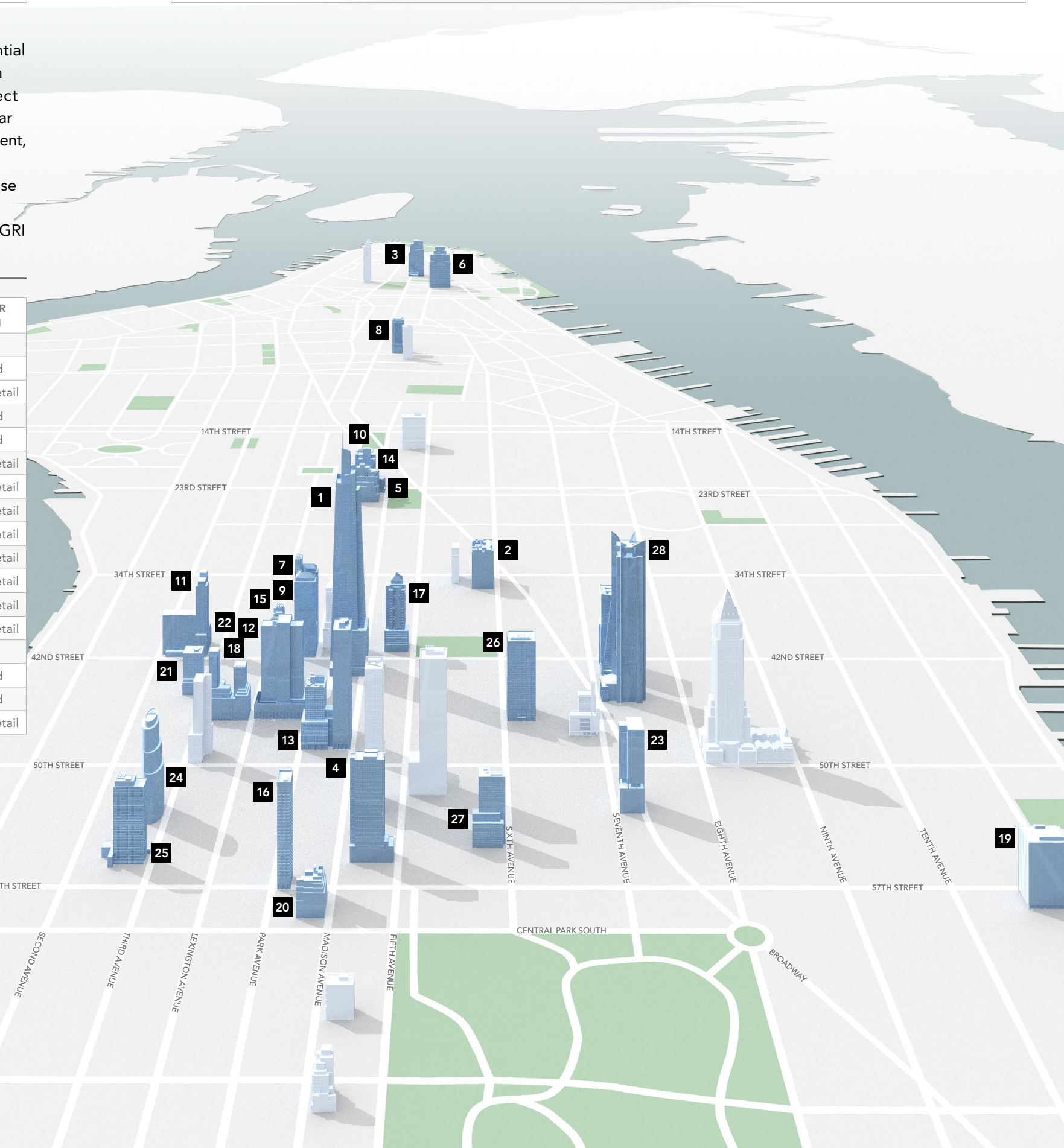
³Disposition in December 2023

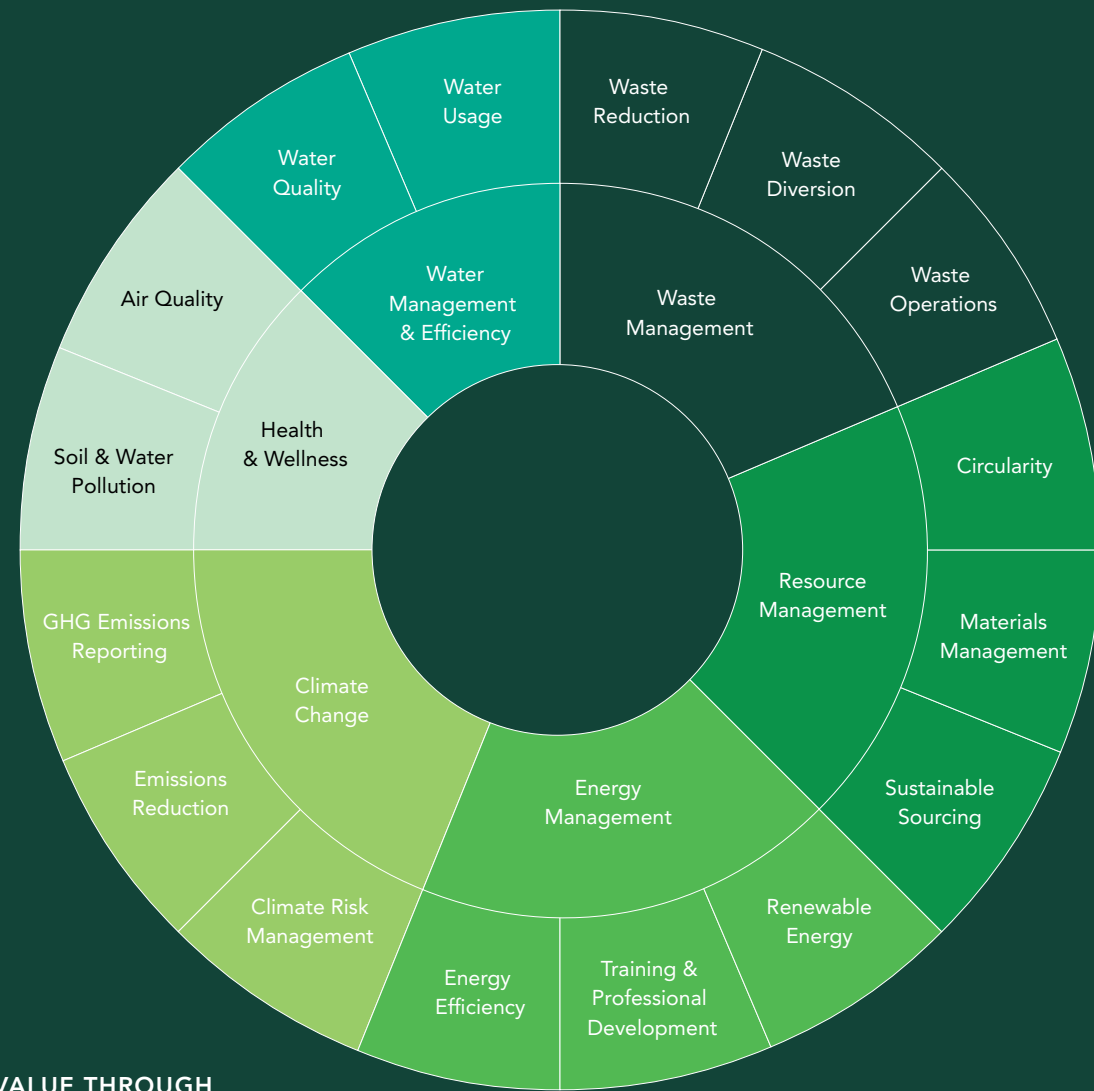
⁴Disposition in February 2023

⁵Disposition in June 2024

¹280 Park Avenue is managed under a third-party operating agreement, but it is included in the 2023 reporting boundary based on the GHG protocol guidelines, which defines operational control as the organization having the full authority to introduce and implement its operating policies.

²625 Madison was sold in May 2024





CREATING VALUE THROUGH

Environmental Sustainability

Creating value through environmental sustainability involves integrating best practices into business operations to achieve long-term benefits. By focusing on sustainability, SL Green reduces costs, enhances brand reputation, and drives innovation. These efforts not only contribute to environmental protection but also create a competitive advantage and drive long-term value.

Climate Goals

SCIENCE-BASED TARGETS

SL Green’s dedication to environmental sustainability has matured over time, rooted in the imperative of preserving our climate. We set near-term emissions reduction targets that have been approved by the Science-Based Target initiative (SBTi). We committed to reducing absolute Scope 1 and Scope 2 GHG emissions 50.4% and Scope 3, Category 2 (Capital Goods) GHG emissions 30% by 2031, both from a 2019 base year. These targets are aligned with limiting temperature increase to 1.5°C above pre-industrial levels, as recommended by the Intergovernmental Panel on Climate Change (IPCC) for Scope 1 and 2, and 2°C for Scope 3, Category 2.



50.4%

Reduction in absolute Scope 1 and Scope 2 GHG emissions by 2031 from 2019 base year

30%

Reduction in Scope 3, Category 2 (Capital Goods) GHG emissions by 2031 from 2019 base year

Note: SBTi released science-based target-setting methodologies, tools, and guidance for companies in the building sector and other stakeholders. We are conducting a review of the “Buildings” criteria and any impact to our previously approved targets.

NYC CLIMATE REGULATION—LOCAL LAW 97

With our business located in New York City, we are at the center of one of the world’s most ambitious legislative environments on climate change. Under the Climate Mobilization Act’s Local Law 97 (LL97), buildings greater than 25,000 square feet are required to meet strict emissions limits. These regulatory conditions make our efforts to manage GHG emissions even more vital.

SL Green expects to be fully compliant with LL97 in the first compliance period through 2029. In anticipation of the more stringent compliance requirements starting in 2030, we have taken critical steps to manage and further reduce emissions.

- Commissioned Building-Specific LL97 Preparedness Reports
- Identified Energy Conservation Measures (ECMs)
- Reprioritized 5- and 10-year Capital Plans
- Evaluating Incentive Opportunities
- Facilitating Tenant Energy Incentives
- Educating Stakeholders on Compliance Requirements
- Participating in Industry Committees to Provide Feedback on Proposed Rulemaking
- Analyzing Building Composition to Identify Energy-Intensive Spaces

AS PART OF OUR CLIMATE INITIATIVES, WE HAVE COMMITTED TO ULI GREENPRINT’S NET-ZERO BY 2050 GOAL, WHICH REQUIRES US TO OFFSET ADDITIONAL SCOPE 1 AND 2 EMISSIONS.

Emissions Management Strategy

1 OPERATIONAL EFFICIENCY

Our engineers operate our properties at the highest standards. Preventative maintenance and best practices allow our building equipment to achieve maximum efficiency and extend the associated useful life. Beyond our internal expertise, we also leverage external consultants to improve our properties through retrocommissioning, which ensures building systems perform up to specifications. We also utilize platforms including real-time energy management, fault detection, and automation. Our approach is to use data to inform decisions allowing operators to adapt to changing occupancy, weather, and grid conditions.

2 CAPITAL IMPROVEMENTS

We evaluate potential upgrades annually as part of our 5- and 10-year capital planning. These upgrades focus on efficiency, fuel switching (electrification), automation, and optimization. We explore commercially available solutions to enhance our day-to-day energy management and have incorporated portfolio-wide programs and technologies. We also leverage incentives and rebates offered by utility companies and state programs.

3 ENERGY DEMAND MANAGEMENT

We actively manage demand response in our portfolio and participate in the following curtailment programs:

- Commercial System Relief Program (CSRP)
- Distribution Load Relief Program (DLRP)
- New York Independent System Operator (NYISO)—Summer
- New York Independent System Operator (NYISO)—Winter

4 TRAINING & DEVELOPMENT

Over the last two years, we have developed an internal training platform with Aetos, leveraging 3D visual mapping and system-specific education modules. This enhanced training is used for onboarding and continuous education, helping our engineering and property teams solve problems faster with more accuracy.

5 TENANT ENGAGEMENT

Tenants consume over 80% of energy in SL Green’s 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 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
- Flexible Technical Assistance (FlexTech) Program
- Commercial Tenant Program

6 EMBODIED CARBON REDUCTION

Moving beyond capital improvements and operations, our efforts involve reducing embodied carbon.

- Lifecycle Considerations—Material selection through thoughtful design and integrated specification
- Brownfield Development—100% of SL Green properties were previously used for commercial purposes
- Reusing Existing Building Infrastructure—SL Green retains building infrastructure whenever possible to avoid emissions and the use of virgin resources

7 SUPPLY CHAIN MANAGEMENT

A significant portion of our company’s environmental footprint exists within our supply chain, which includes supply and service vendors and contractors. We seek to partner with qualified vendors, source environmentally responsible materials, and collaborate with tenants on the topics defined within this policy. Please refer to our Vendor Code of Conduct for more information on supplier partnership requirements.

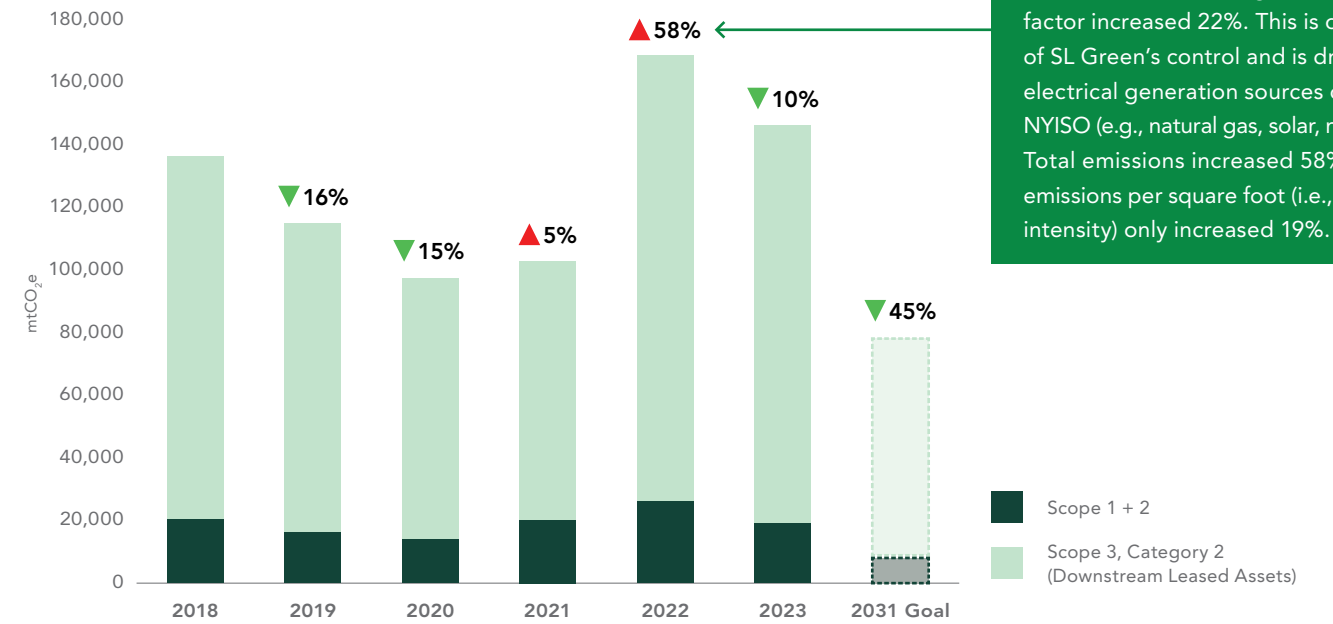
8 RENEWABLES, CREDITS, AND OFFSETS

After we have capitalized on all opportunities to reduce carbon in the most responsible manner, we consider purchasing renewable energy credits (RECs) or offsets. Our energy supplier donates 10% Green-e Certified RECs from their Priddy Wind Project located in Mills County, Texas. We will continue to monitor opportunities for local renewable energy projects.

Putting Our Emissions Management Strategy Into Practice

SL Green is confident in the emissions management strategy deployed at our properties. We closely track emissions reduction progress on a building and portfolio level. While there are a number of factors outside of our direct control when calculating emissions like the NYISO’s grid emissions factor and tenant energy consumption, our strategy ensures we are making progress towards our long-term goals.

EMISSIONS REDUCTION PROGRESS

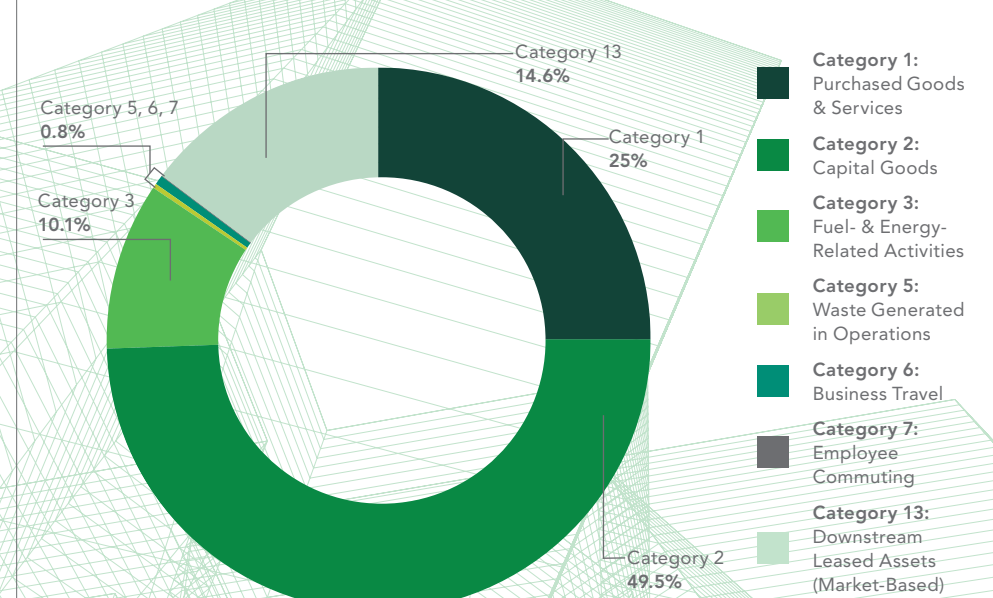


WHY THE INCREASE?
In 2022, the electrical grid emissions factor increased 22%. This is outside of SL Green’s control and is driven by electrical generation sources on the NYISO (e.g., natural gas, solar, nuclear). Total emissions increased 58%, but emissions per square foot (i.e., carbon intensity) only increased 19%.

SCOPE 3 EMISSIONS

The following categories are excluded from SL Green’s Scope 3 calculations given they are immaterial or not applicable under the guidelines of the GHG Protocol: Categories 4, 8, 9, 10, 11, 12, 14, and 15.

2023 SCOPE 3 EMISSIONS



Energy Use

While we consider emissions reduction and decarbonization to be our primary goal, we also measure and report on energy demand and consumption. By managing our building energy use and identifying optimization opportunities, we can have a direct impact on emissions and reduce our energy use intensity across the entire portfolio.

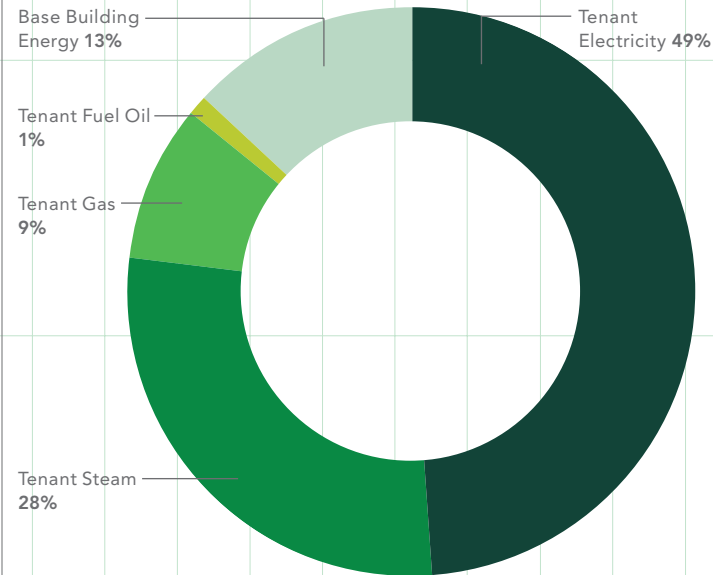
DID YOU KNOW?

With tenants representing the majority of energy consumption in our buildings, SL Green's engagement with them plays a critical role in achieving overall emissions reduction. Tenant engagement is key to our emissions management strategy.

HELPING TENANTS MANAGE THEIR ENERGY USE

SL Green works with tenants to better manage their energy consumption. We leverage technology and incentives to provide data insights to help reduce their own emissions and emissions of SL Green properties.

TOTAL BUILDING ENERGY USE



TENANT DASHBOARD

Launched in 2024, our custom-built tenant dashboard provides real-time data on energy consumption for individual tenants. This allows tenants to track and monitor their usage to reduce energy waste.

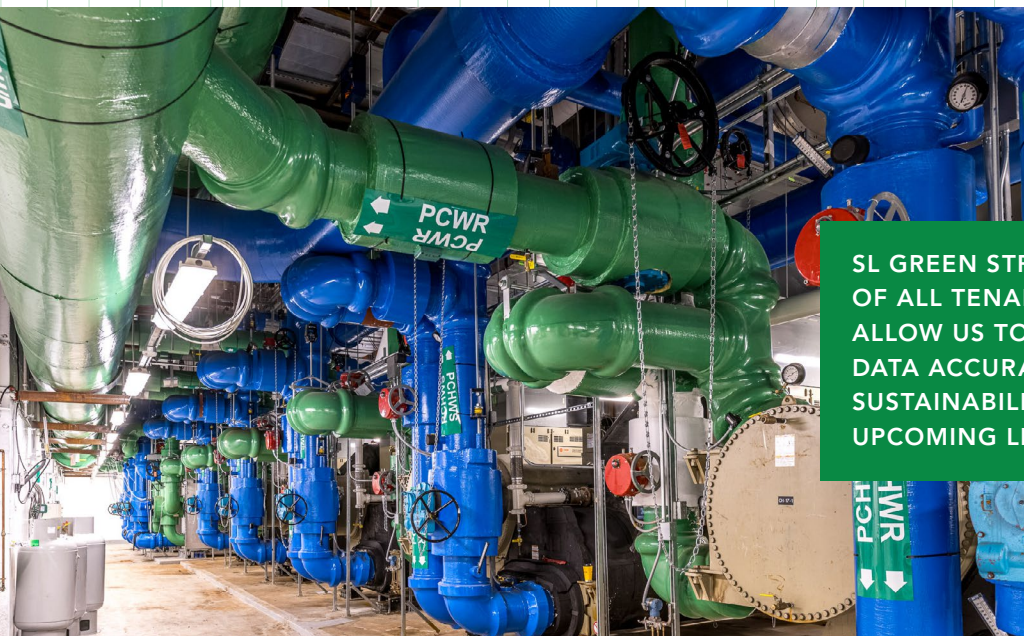
ENERGY AUDITS & INCENTIVES

We provide tenants with access to professional engineers through energy audits to identify energy efficiency opportunities. We also leverage incentives and provide tenants with opportunities to implement energy savings measures.

PERSONALIZED ENGAGEMENT

We recognize that every tenant has unique energy needs. Our ESG team engages directly with tenants to educate them on SL Green's efforts on energy efficiency and decarbonization and assist them in their own sustainability initiatives.

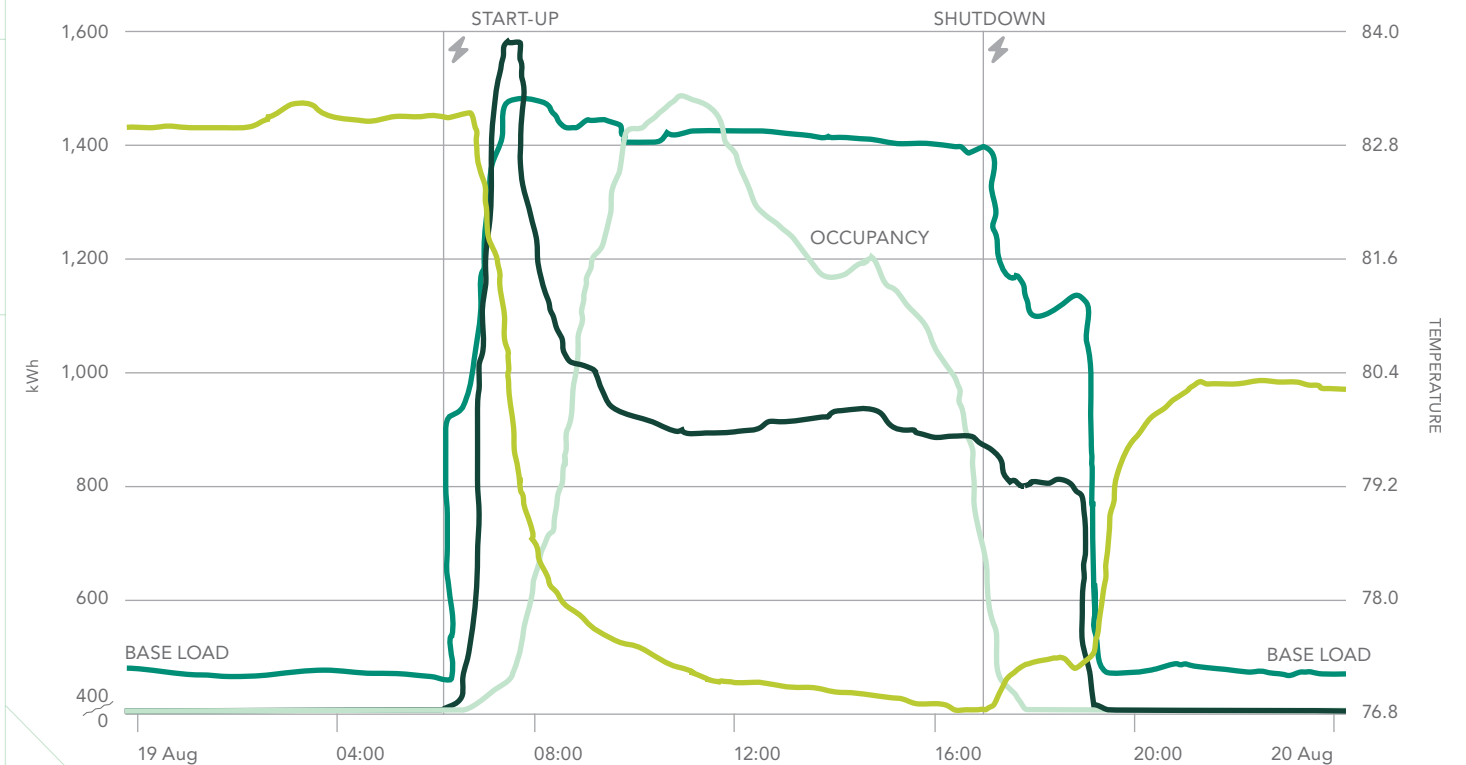
SL GREEN STRIVES TO SUBMETER 100% OF ALL TENANT SPACES. SUBMETERS ALLOW US TO MEASURE TENANT ENERGY DATA ACCURATELY, WHICH WILL ASSIST IN SUSTAINABILITY REPORTING SCOPES AND UPCOMING LEGISLATIVE REQUIREMENTS.



Energy Management

In order to effectively manage our energy consumption, we developed a platform with WellStat that provides our Engineers and Property Management teams with valuable insights into energy performance. This allows the teams responsible for energy management to respond to real-time conditions such as occupancy, weather, indoor temperature, air quality levels, and more.

WellStat



- Total Electricity (kWh)
- Total Steam (Mlb/hr)
- Total Building Occupancy (People)
- Average Return Air Temp (°F)

BASE LOAD

There is a minimum load requirement to maintain building systems and to run emergency systems. Visualizations help us determine if there is an opportunity to reduce our base loads and to ensure we track variations, which may be caused by faulty or underperforming equipment.

START-UP / SHUTDOWN

Ongoing data collection allows us to determine the amount of time it takes for our building systems to cool to meet required thermal comfort levels. This equips us with the flexibility to reduce the number of hours our systems are heating and cooling unoccupied space.

OCCUPANCY

Our buildings are equipped with occupancy sensors that allow us to track real-time data on the number of people entering and exiting our buildings. This helps us determine the required HVAC needed to satisfy the occupancy load.

Water Management & Efficiency



LEAK DETECTION

Engineers visually inspect water systems throughout the building to ensure they are operating under the most efficient conditions.

DAILY LOGS

Water logs are maintained daily to verify trends and identify any irregularities that may point to leaks or potential conservation opportunities.

DATA TRACKING

Water consumption is tracked through ENERGY STAR Portfolio Manager and shared with NYC DOB in accordance with Local Law 84 reporting requirements.

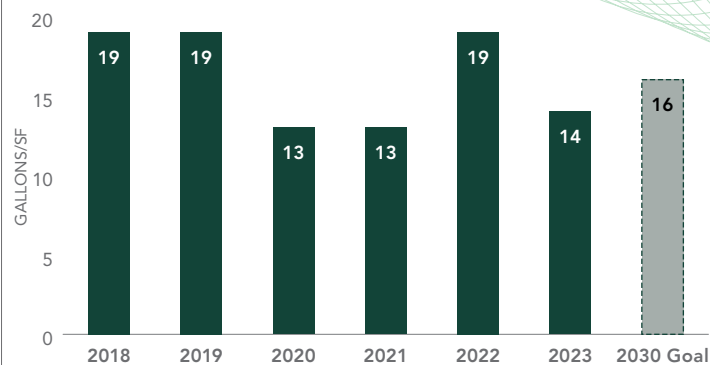
ADVANCED METERING INFRASTRUCTURE (AMI)

We have aligned our water management strategy with the DEP by introducing real-time water consumption monitoring technologies within our portfolio.

WATER USAGE

Over 50% of our base building fixtures are low-flow and, as we retrofit existing toilets, urinals, faucets, and showers, they are replaced 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 a minimum of 20% better than code requirements.

WATER USAGE



TCFD

Our 2023 TCFD Report includes the results of our physical risk assessment based on chronic and acute hazards such as sea level rise, extreme heat/water scarcity, and intensified weather events such as hurricanes, cyclones, and inland flooding.

WATER QUALITY

SL Green's properties help to reduce the burden on the city to treat stormwater. Our portfolio contains over 50,000 square feet of green space, which is defined by the Environmental Protection Agency as outdoor areas covered with grass, trees, shrubs, and other vegetation. These green spaces aid in reducing the load on New York City's aging water infrastructure system. In addition, One Vanderbilt houses a reclamation system that collects and stores rainwater for cooling tower use. This has reduced our demand for groundwater and has saved over 1 million gallons of water each year. One Madison also has a rainwater collection system that is projected to save 1.6 million gallons of water annually.

Waste Management Strategy



EMPLOYEE EDUCATION

Waste collection training is offered to Local 32BJ janitorial employees. The training materials include best practices and are translated into multiple languages to ensure accessibility for all employees.

DATA TRACKING

Monthly waste data is provided by our haulers and benchmarked in ENERGY STAR Portfolio Manager's WasteTracker tool.

WASTE AUDITS

Our portfolio is audited annually by a TRUE Certified Waste Advisor to educate tenants, reduce contamination, and improve diversion rates.

TENANT ENGAGEMENT

Tenants are offered annual recycling training including personalized walkthroughs and recommendations for improving diversion rates.

COMPOSTING

Tenants are encouraged to incorporate composting services into their waste programs. In 2023, 876 tons of organic waste were diverted from landfills, far exceeding previous years.

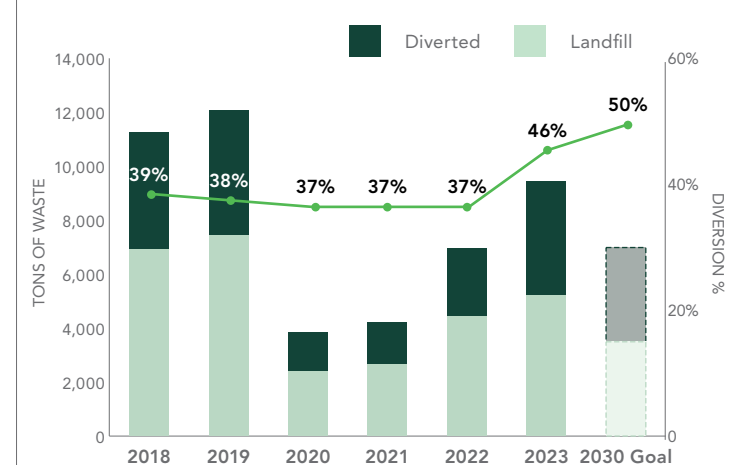
CONSTRUCTION WASTE

Demolition and construction contractors report waste data including recycling tonnage and disposal methods to ensure compliance with our Waste Management Plan.

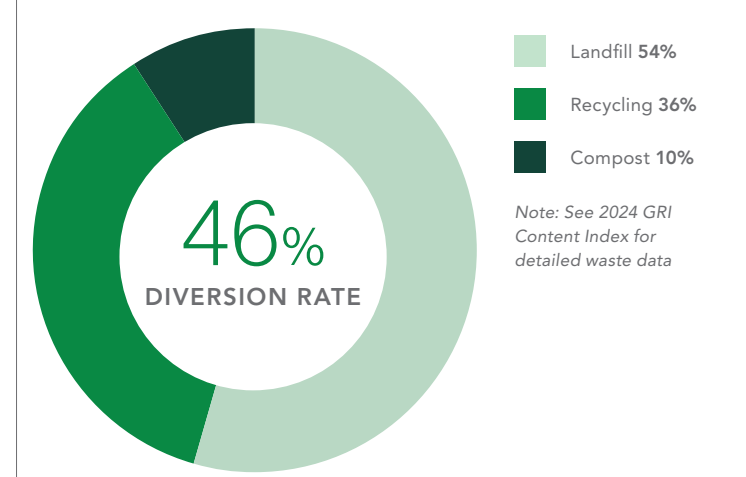
E-WASTE

Tenants are provided with e-waste pickup services free of charge. In 2023, 114 tons of e-waste were diverted from landfills, far exceeding previous years.

WASTE DIVERSION



2023 WASTE BREAKDOWN



Health & Wellness

With thousands of visitors, employees, and tenants entering our buildings daily, SL Green prioritizes the health, safety, and well-being of our building occupants. To demonstrate this commitment, we obtain certifications such as the International WELL Building Institute (IWBI™) Health-Safety Rating (HSR) and adhere to additional LEED O&M (Operations & Maintenance) Standards. Our buildings are equipped with measures to enhance indoor air quality, utilize low-emitting materials, and undergo regular inspections to identify opportunities for improvement.

CHARACTERISTICS OF "HEALTHY" BUILDINGS

- Enhanced Indoor Air Quality (IAQ) Measures
- Low-Emitting Materials to Reduce Air Contamination
- Green Cleaning Policies & Procedures
- Access to Natural Light Through Daylighting
- Access to Outdoor Spaces
- Emergency Preparedness Programs & Training
- Proximity to Fitness Amenities
- Walkability and Access to Public Transit

IAQ

All MERV filters in our portfolio are rated 13, surpassing the NYC requirement of MERV 9 and meeting the LEED requirement. Our buildings use low-emitting materials and products, construction activities are scheduled to minimize exposure, spaces are inspected for asbestos, and abatement is performed.

GREEN CLEANING

Across our LEED-certified properties, 74% of cleaning products meet the relevant LEED standards and have a sustainable certification, including Green Seal and Environmental Choice. Our performance in this area exceeds the 30% requirement prescribed under LEED.

WE ARE COMMITTED TO OUR GOAL OF ACHIEVING 100% WELL HSR CERTIFICATION AT ALL PROPERTIES WE OPERATE.



WELL HEALTH-SAFETY RATING

The IWBI™ created the WELL HSR, an evidence-based, third-party verified assessment that covers criteria in five core categories:

- Cleaning & Sanitizing Programs
- Emergency Preparation Programs
- Health Service Resources
- Air & Water Quality Management
- Stakeholder Engagement & Communication

Achieving the WELL HSR across our portfolio is a testament to the effectiveness of SL Green's response to the importance of health, cleanliness, and wellness.

EMERGENCY PREPAREDNESS

SL Green conducts risk assessments to identify potential impacts of various hazards. As part of our emergency preparedness efforts, quarterly education and trainings are offered to building occupants such as AED and CPR training. Engineers and Property Management teams are required to complete OSHA trainings and tabletops to ensure adherence to safety and emergency response best practices. Site awareness helps our team identify potential biological, chemical, or physical hazards.

WALKABILITY

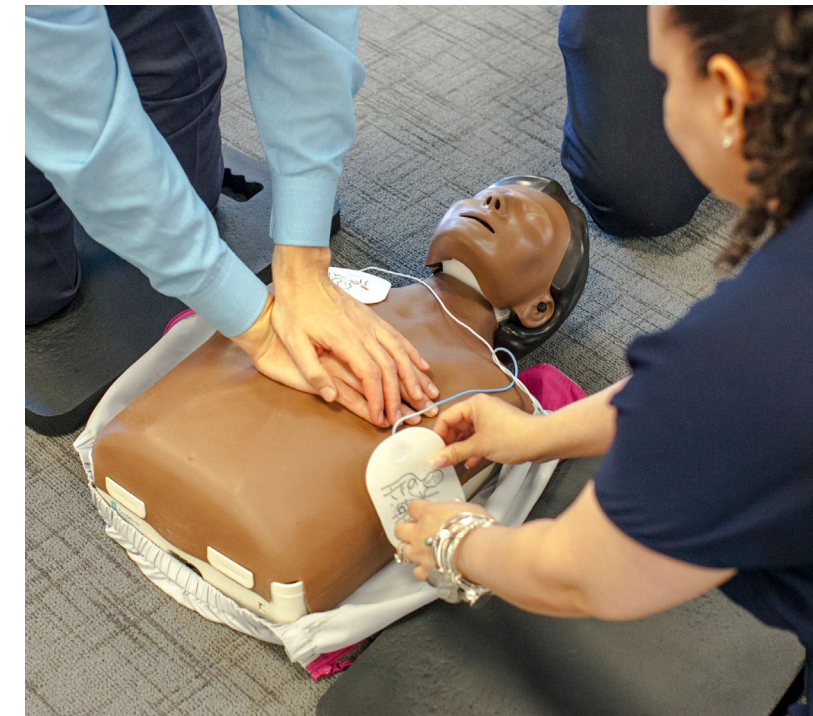
SL Green's properties are in proximity to major transportation arteries in NYC. According to tenant LEED surveys, 90% of our building occupants use sustainable transportation while commuting. SL Green has an average Walk Score® of 99/100. Our buildings include 12 bicycle rooms. We have also developed over 25 bicycle plans to ensure we accommodate tenants who cycle as their primary form of transportation.

FITWEL® STANDARD

The Fitwel® Standard was developed with the CDC and provides guidelines for optimizing health and wellness in the built environment. Fitwel® addresses seven health impact categories:

- Impacts Surrounding Community Health
- Reduces Morbidity and Absenteeism
- Supports Social Equity for Vulnerable Populations
- Instills Feelings of Well-Being
- Enhances Access to Healthy Foods
- Promotes Occupant Safety
- Increases Physical Activity

SL Green achieved Fitwel® certification at six properties totaling 7 million square feet.



90%

BUILDING OCCUPANTS WHO USE SUSTAINABLE TRANSPORTATION

99/100

AVERAGE WALK SCORE®

Sustainable Development

Our development mission is to identify opportunities for adaptive reuse of existing buildings and to convert them into highly sustainable and attractive assets. With an extensive operating history in New York City spanning over three decades, SL Green’s active and planned developments continue to transform the urban environment. Our process involves engaging with government officials, community members, and local businesses to ensure positive community impacts. This enables us to integrate environmental and social goals with design, construction, planning, and decision-making.

2024 HIGHLIGHT

One Madison Avenue

One Madison is a transformative 1.4-million-square-foot redevelopment that was completed in 2023. The project presented a unique opportunity in Midtown South to transform a historical asset into a modern icon, avoiding urban sprawl and greenfield development. With One Madison, we strive to meet market demand for efficient and thoughtfully designed buildings that support



Photo Credit: Kevin Chu + Jessica Paul

human health and wellness. This marquee building offers an unparalleled combination of a thriving neighborhood, best-in-class amenities, access to outdoor spaces, and direct proximity to public transportation.

The newly imagined One Madison consists of 950,000 square feet of the existing building podium. The project eliminated

20,925 tons of CO₂ equivalent through material reuse and avoided demolition for the majority of the building’s structure and enclosure. These calculations were completed using the Athena Environmental Impact Estimator calculator, an industry tool that provides precise calculations for embodied carbon.

245 Park Avenue

This exceptional 1.78-million-square-foot building is conveniently located with a direct physical connection to Grand Central Terminal, earning a transit score of 100, and a Walk Score® of 97. Located in the city’s premier commercial district, the property also includes approximately 29,000 square feet of privately-owned public space (POPS) encompassing the entire perimeter of the building, which is a focal point of this substantial redevelopment.

The project will upgrade systems and façades, fill vacant storefronts, offer investment in public space, improve the security and quality of life in the area, and give tourists and visitors a reason to enjoy East Midtown. The objective is to activate the plaza at all times of day, bringing a social atmosphere to an office building at the heart of Park Avenue and setting the expectation for other Park Avenue corridor building owners.

REDEVELOPMENT HIGHLIGHTS

- New Dramatically Transformed Lobby
- New Terracotta Park Avenue Façade
- Spectacular Plaza Redesign
- New Windows
- New Elevator Cabs—Destination Dispatch
- New State-of-the-Art Health & Wellness Amenities
- Rooftop Park with Glass Pavilion
- Exceptional Connectivity
- Immediate Access to Grand Central Terminal
- New Upscale, Full-Service Restaurant

A PALATIAL PODIUM NEWLY RECLAD, MAKING A MONUMENTAL STATEMENT ON PARK AVENUE.



Rendering by DBOX

SUSTAINABLE DEVELOPMENT



750 Third Avenue

The office-to-residential conversion of 750 Third Avenue seeks to make a transformational statement in the world of conversions through elevated unit planning, world-class amenities, and signature interior and architectural design. Committed to inclusivity, the development has an affordable housing component comprising 25% of the units, balanced with 75% market-rate residences. With approximately 400,000 square feet of residential space, this project plans to accommodate over 600 units.

- Adaptive reuse, representing one of the largest affordable housing initiatives in New York City
- Embodied carbon reduction
- Energy-efficient design with hybrid electrification
- Highest possible Walk Score® of 100



Rendering by Binyan Studios

Caesars Palace Times Square

THE VISION FOR A BETTER TIMES SQUARE

Caesars Entertainment, SL Green, and Roc Nation have teamed up to deliver Caesars Palace Times Square, a world-class experience with benefits for all Times Square stakeholders.



QUALITY OF LIFE

Investments in safety, security, and transportation will make Times Square safer, less congested and more welcoming to all.

ECONOMIC IMPACT

The project will attract new tourists and drive visitors to support nearby hotels, restaurants and retailers throughout Midtown.

ENTERTAINMENT CAPITAL OF THE WORLD

JAY-Z's Roc Nation will help unify the heart of Times Square, working with local organizations and Broadway to bring exciting new concerts and entertainment to the district.



CREATING VALUE THROUGH

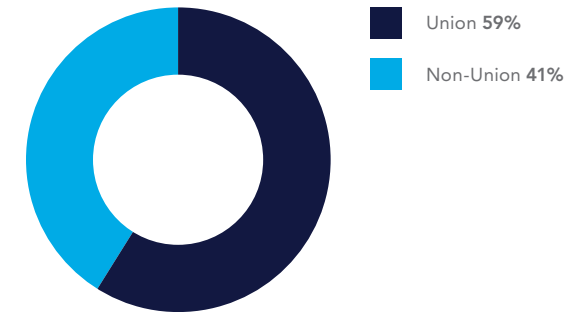
Social Impact

Creating value through social impact involves implementing strategies that positively impact our society while aligning with SL Green’s business goals. By prioritizing the areas of workforce development, community relations, volunteerism and philanthropy, DEI, and supply chain transparency, we create social value that benefits all stakeholders. This approach not only fulfills our corporate social responsibility, but also drives our long-term business success.

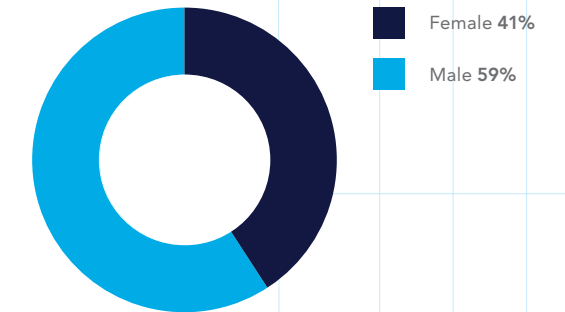
Employee Demographics

ALL EMPLOYEE DEMOGRAPHIC DATA AS OF 01/01/24

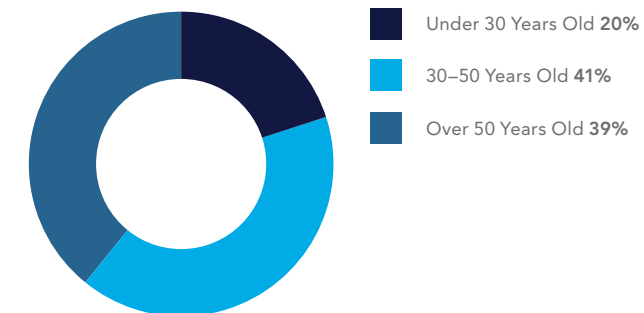
UNION STATUS



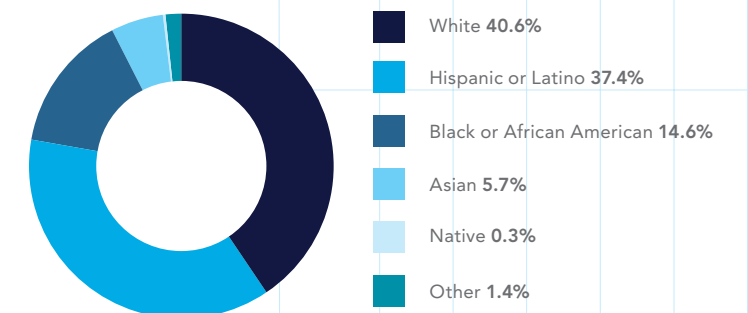
GENDER



AGE



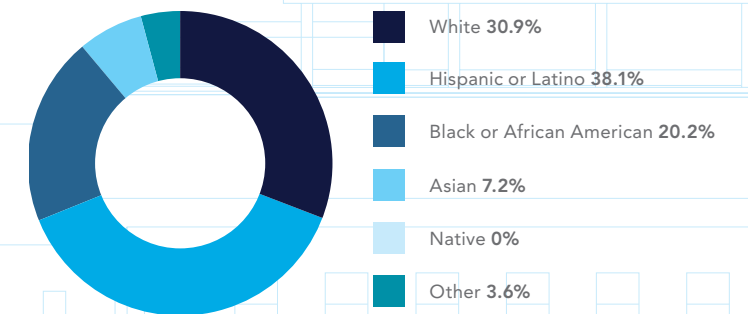
RACIAL IDENTITY



LEADERSHIP



NEW HIRES



TOTAL WORKFORCE

1,182

33%

By cultivating a workplace culture focused on training, diversity, education, and volunteerism, we have been able to attract and retain a long-tenured staff with 33% of current employees remaining with SL Green for seven years or more.¹

¹Figure includes union and non-union employees and excludes SUMMIT, which opened October 2021

61%

Succession planning is essential to SL Green’s long-term sustainability. To maintain consistency in our workforce, high-potential employees are identified and trained for key roles within the organization. In 2023, 61% of open corporate management positions were filled by internal promotions.

DEI Efforts

WORKFORCE DEI POLICIES	WORKFORCE DEI TRAINING & EDUCATION	DIVERSITY-FOCUSED RECRUITMENT	SENIOR LEVEL OVERSIGHT OF DEI EFFORTS
CAREER OPPORTUNITIES FOR UNDERREPRESENTED COMMUNITIES	COLLABORATION WITH EDUCATIONAL INSTITUTIONS SERVING UNDERREPRESENTED COMMUNITIES	SUPPLIER DIVERSITY & M/WBE TARGETS	OUTREACH & SUPPORT FOR UNDERREPRESENTED COMMUNITIES

DIVERSITY-FOCUSED RECRUITMENT

Our People Experience team partners with Workplace Diversity Group, a recruitment platform that helps employers seek experienced diverse talent.



Our DEI policy is available at sustainability.slgreen.com

69%

OF ALL 2023 NEW HIRES AND 65% OF ALL 2024 NEW HIRES' IDENTIFY AS RACIALLY DIVERSE

¹As of 11/01/24

EMPLOYEE SATISFACTION

We conduct annual employee engagement surveys to gather feedback and evaluate overall employee satisfaction. We are proud to be certified as a Great Place to Work® based on employee feedback. 80% of employees at SL Green say it is a great place to work compared with 57% of employees at a typical U.S.-based company.

Source: Great Place To Work® 2021 Global Employee Engagement Study



89%

When you join the company, you are made to feel welcome.

88%

I am given the resources and equipment to do my job.

87%

Our customers would rate the service we deliver as "excellent."

86%

Management is competent at running the business.

86%

When I look at what we accomplish, I feel a sense of pride.

Employee Benefits



HEALTH & WELLNESS

- 4 Medical and 3 Dental Plans
- 100% SL Green Paid Premium for Vision
- Flexible Spending Accounts
- Health Savings Accounts
- Employer Paid and Supplemental Life & AD&D
- Short-Term and Long-Term Disability
- Mental & Behavioral Health Resources

PARENTAL

- Maternity—SL Green Salary Continuation
- Maternity—Paid Disability Leave
- Paternity—New York Paid Family Leave
- Private Lactation Accommodation
- Fertility Services

FINANCIAL RESOURCES

- Employee 401(k)
- Pre-Tax Commuter Account
- Employee Stock Purchase Plan
- 529 College Savings Account
- Auto & Home Insurance
- Prepaid Legal Insurance
- Mobile Phone Reimbursement

SUPPLEMENTAL BENEFITS

- Corporate Gym Memberships
- Employee Assistance Program
- Employee Discount Program
- Employee Referral Program
- Fitness Reimbursement
- Pet Insurance
- Summer Fridays

TRAINING & EDUCATION

- Tuition Reimbursement
- New York University Professional Certification
- Columbia University Professional Certification
- Professional Development
- Women's Leadership Development
- Anti-Harassment & Anti-Discrimination
- Cybersecurity
- Recycling & Waste
- CPR Certification
- Property Management
- Building Engineering
- LEED Accreditation
- OSHA (Occupational Safety & Health Administration)
- Fire & Life Safety Education

PERFORMANCE MANAGEMENT

SL Green conducts annual performance reviews and ongoing goal-setting for all employees. This dual-track performance management process ensures that employees receive consistent feedback and interaction at each level of the company.

90%

OF EMPLOYEES PARTICIPATED IN A FORMAL PERFORMANCE REVIEW PROCESS SINCE 2023

Volunteerism & Philanthropy

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. SL Green aspires to create an engaged community, and our efforts directly contribute to the social aspect of ESG by addressing community needs and promoting social welfare. We encourage employee volunteerism and engage in philanthropic activities that demonstrate our commitment to social responsibility.

FOOD1ST

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.

1M

MEALS DELIVERED

40+

KITCHENS ACTIVATED

300+

LOCATIONS SERVICED

SINCE 2014, SL GREEN HAS DONATED OVER \$20M TO OVER 500 ORGANIZATIONS.



SUMMIT FOUNDATION

SUMMIT's wholehearted belief in the importance of businesses giving back to the community allows it to provide New Yorkers and tourists alike with an incredible New York City experience while simultaneously changing the world for the better. Part of each ticket sale price—1% of gross ticket sales—goes to the SUMMIT Foundation, which works with New York City charities and philanthropic organizations to benefit the community.

[Learn more at summitov.com/impact](https://summitov.com/impact)

Employee Volunteerism & Charitable Giving



PAID TIME OFF FOR VOLUNTEERING

Employees are allowed one paid day off annually to devote to community outreach with the organization of their choice.

22%

OF ELIGIBLE EMPLOYEES USE THEIR PAID VOLUNTEER DAY EACH YEAR

CHARITABLE DONATION MATCHING

To encourage and support the generosity of our employees, SL Green offers a charitable gift matching program. To maximize the impact of our employees' charitable cash donations, the company matches, dollar-for-dollar, contributions made to eligible organizations, up to \$2,000 per year.

ORGANIZED VOLUNTEER EVENTS

SL Green's People Experience team organizes volunteer events and service days where employees can participate in community volunteering together. This fosters team building and a sense of community within the company. Recent volunteer events have included:

- Animal Haven
- New York Cares "School Revitalization"
- NYDIS (New York Disaster Interfaith Services)
- Madison Square Park Cleanup
- Women Forward NYC



Youth Mentorship



SYEP
SYEP (Summer Youth Employment Program) is the nation's largest youth employment program, connecting NYC youth with career exploration opportunities and paid work experiences each summer. SL Green partners with SYEP annually to host minority youth interns who work in unique positions at SL Green and SUMMIT. We offer biweekly educational programming such as departmental presentations, mock negotiations, and career days.

LADDERS FOR LEADERS
Ladders for Leaders is a nationally recognized program that offers outstanding high school and college students the opportunity to participate in paid professional summer internships with leading corporations, nonprofit organizations, and government agencies in NYC. Ladders for Leaders is a component of SYEP, and is administered by the Department of Youth and Community Development and supported by the Mayor's Office for Youth Employment.

GCSA
GCSA's mission is to mentor and grant scholarships to degree-aspiring, under-served NYC students who navigate systemic barriers to educational success. SL Green employees volunteer to serve as mentors to local high school students. Mentors attend training to develop curriculum and goals for their mentee. Employees and students meet to discuss job responsibilities and day-to-day operations, helping develop their mentee's understanding of the real estate industry.

Community Enhancement

PRIVATELY OWNED PUBLIC SPACES

SL Green's portfolio is home to 12 POPS covering nearly 200,000 square feet. These spaces are maintained by SL Green and provide a combination of 24/7 public access, connections to public transportation, seating, landscaping, bicycle parking, food service, litter receptacles, lighting, artwork, and water features.



#	LOCATION	SPACE TYPE	SF
1	10 East 53rd Street	Plaza	2,871
		Through Block Arcade	3,735
2	1350 Avenue of the Americas	Plaza	5,644
3	1185 Avenue of the Americas	Basement Concourse	1,300
		Landscaped Pedestrian Plaza	9,991
		Special Permit Plaza	6,138
4	1515 Broadway	Pedestrian Thoroughfare	5,800
		Shubert Alley	6,400
5	245 Park Avenue	Arcade	10,402
6	280 Park Avenue	Plaza	19,138
7	450 Park Avenue	Plaza	17,603
8	555 West 57th Street	Plaza	3,900
9	810 Seventh Avenue	Arcade	8,880
		Plaza	14,072
10	825 Eighth Avenue	Plaza	6,575
		Subway Access Areas	12,000
			26,806
11	885 Third Avenue	Pedestrian Circulation Space	3,500
12	919 Third Avenue	Plaza	8,200
			18,783

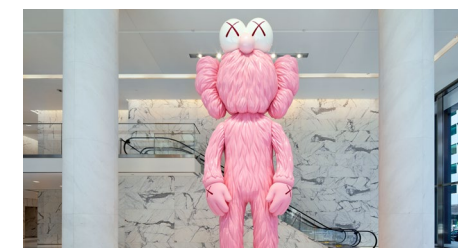
Source: Advocates for Privately Owned Public Space and The Municipal Art Society of New York

ART COMMISSIONS

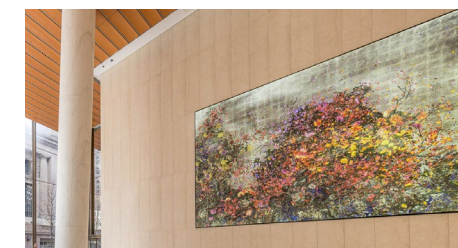
Our buildings are located in highly trafficked areas of Manhattan that attract millions of passersby each day. We have curated a collection of more than 80 pieces from artists around the world that enhance our lobbies, plazas, and public spaces.

BUSINESS IMPROVEMENT DISTRICTS

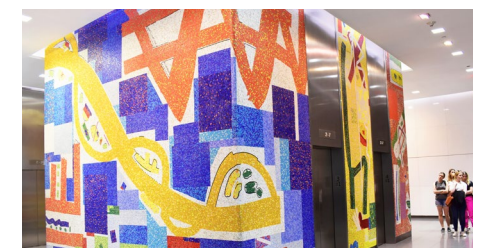
In 2023, SL Green paid \$3.2 million in BID contributions across eight Manhattan districts for public realm improvement ranging from capital improvements to homeless outreach to improved security and sanitation.



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



teamLab Art Collective, **Continuous Life and Death of the Now of Eternity II**, Grand Central Terminal, 2020
One Vanderbilt Avenue



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

Tenant Engagement

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.

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.

- 2024 Response Rate—80.4%
- Overall Satisfaction—4.41/5



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.

GREEN LEASES

We are committed to maximizing our environmental stewardship in partnership with tenants. Our green lease efforts have been recognized through the 2023–2026 Green Lease Leaders Award at the Platinum level.



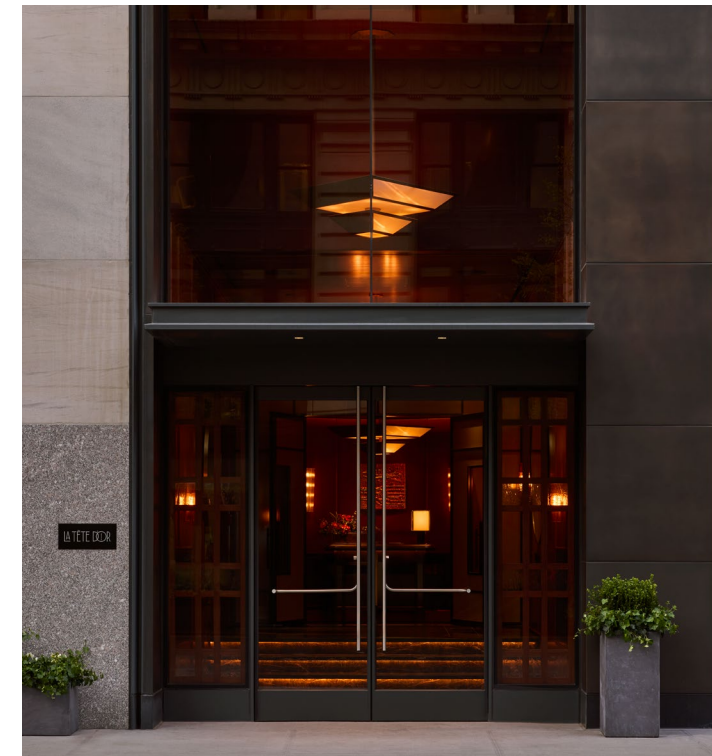
TENANT SERVICES

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

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Tenant Appreciation Events 2. Tenant Donation Drives 3. Emergency Notification System 4. Messenger Centers 5. Free E-waste Collection | <ol style="list-style-type: none"> 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 |
|--|--|

Restaurants Hospitality

With a focus on hospitality, we have curated unique dining experiences in our portfolio that have encouraged tourism, created new jobs, and benefited the neighboring community. Through our strategic partnership with Chef Daniel Boulud and his incredible team at The Dinex Group, we have created a food program at One Vanderbilt that has been awarded two Michelin stars. This year we brought the same level of excellence to One Madison with the opening of Chef Daniel's first steakhouse, La Tête d'Or, another experience raising the bar.

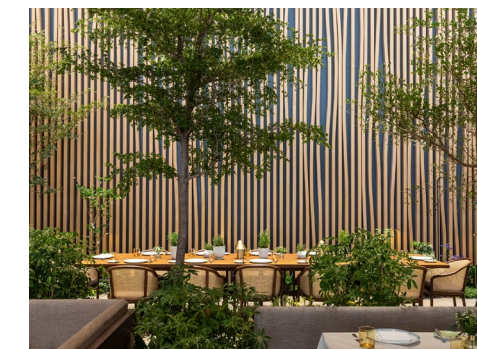


LA TÊTE D'OR

JŌJI

JŌJI BOX

LE PAVILLON
DANIEL BOULUD
ONE VANDERBILT



Supply Chain

SL Green’s operations are supported by an extensive supply chain that sources materials, goods, and services for our business and tenants. These vendors must demonstrate a commitment to responsible business practices and implement due diligence for suppliers, contractors, and vendors within their own supply chain.

Our reputation for responsibility is built on dealing fairly with tenants, contractors, partners, employees, and other third parties. An important part of adhering to this commitment is selecting and working with suppliers that maintain transparency and comply with all applicable standards and regulations regarding ethical, environmental, and social issues.

SL Green aims to minimize and reduce negative environmental impacts through our sustainable procurement practices. Our green procurement policy is guided by external standards, including Forest Stewardship Council (FSC), ENERGY STAR, Green Seal, and the CRI Green Label. Our vendors are encouraged to actively

reduce their environmental impact and should have their own sustainable procurement policy in place.

We expect vendors and third-party contractors to maintain and enforce high standards on human rights and labor practices surrounding environmental health and safety and business ethics and responsibility.

Supply chain transparency is a requirement of all vendors, and our contracts require vendors to maintain regulatory compliance. We enforce our standards through ongoing engagement and monitoring. In instances of noncompliance, we formulate corrective action plans, and suppliers are reevaluated for continued use in the portfolio.



SL GREEN’S VENDOR CODE OF CONDUCT OUTLINES REQUIREMENTS FOR OPERATING LAWFULLY, ETHICALLY, AND WITH INTEGRITY. IT IS ALIGNED WITH BEST PRACTICES PRESCRIBED IN THE UN GUIDING PRINCIPLES ON BUSINESS AND HUMAN RIGHTS, THE OECD DUE DILIGENCE GUIDANCE FOR RESPONSIBLE BUSINESS CONDUCT, AND THE NEW YORK CITY HUMAN RIGHTS LAW.

SUPPLY CHAIN RISK MANAGEMENT

The key to effective supply chain management is establishing processes for risk identification and due diligence. SL Green established a comprehensive strategy that allows us to meet ESG commitments by proactively identifying potential risks across our own operations and those of our suppliers. This process begins with mandatory annual assessments of our Tier 1 Critical Suppliers administered by an independent third party, Ecovadis. 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.

Based on company segment, location, and size, customized scorecards are generated for each supplier. These scorecards evaluate overall ESG performance, which falls under four categories—Environment, Labor & Human Rights, Ethics, and Sustainable Procurement. Each supplier’s assessment is scored, and suppliers that score between 0–24 on a 100-point scale are considered “high risk.” SL Green leverages these scores to evaluate suppliers’ ESG performance and communicate ESG expectations. In certain instances, SL Green creates corrective action plans to address identified issues and establish monitoring mechanisms.



SUPPLY CHAIN AND DUE DILIGENCE PROCESS



SUPPLY CHAIN SCORECARDS EVALUATE ESG PERFORMANCE ON A 100-POINT SCALE UNDER FOUR CATEGORIES — ENVIRONMENT, LABOR & HUMAN RIGHTS, ETHICS, AND SUSTAINABLE PROCUREMENT.



CREATING VALUE THROUGH

Governance

Creating value through governance involves establishing robust frameworks and practices that ensure ethical, transparent, and effective decision-making within our organization. SL Green’s governance strategy ensures that we conduct our business with the highest legal and ethical standards, which are reflected in our policies. We prioritize stakeholder feedback and continue to expand our company disclosures to increase transparency and ensure alignment with stakeholder interest. We continue to build a reputation for integrity, as demonstrated by our reporting performance. By focusing on these areas, SL Green effectively builds trust with stakeholders, improves operational efficiency, and ultimately creates long-term value.

ESG Policies

SL Green’s ESG Policies were updated in 2024 and enhanced to provide insight into our public commitments, targets, and goals, along with our process for measuring progress and ensuring adherence. Our ESG platform is tangibly integrated throughout our business, which has bolstered our risk management practices and benefited our corporate strategy and decision-making.

[View our ESG Policies at sustainability.slgreen.com](https://sustainability.slgreen.com)

ENVIRONMENTAL POLICY

- Climate & Emissions Reduction
- Water Quality, Reduction, & Efficiency
- Waste Reduction & Diversion
- Biodiversity Protection
- Indoor Air Quality
- Sustainable Construction & Development
- Maintaining Our EMS

WORKFORCE DEVELOPMENT POLICY

- Employee Training & Career Development
- Internal Mobility
- Employee Engagement
- Employee Benefits & Wellness

DIVERSITY, EQUITY, & INCLUSION POLICY

- Equal Opportunity Employment
- Board Diversity
- Reasonable Accommodation
- Anti-Discrimination & Anti-Harassment
- Employee Recruitment & Selection
- Reporting Concerns & Anti-Retaliation
- Equal Remuneration
- Utilization of MWBEs

HUMAN RIGHTS POLICY

- Child & Forced Labor
- Freedom of Association
- Working Conditions & Working Hours
- Privacy & Cybersecurity
- Responsible Marketing
- Anti-Discrimination & Anti-Harassment
- Reporting Concerns & Anti-Retaliation
- Fair Wages & Equal Remuneration

HEALTH & SAFETY POLICY

- Occupational Health & Safety
- Optimized Health & Wellness
- Emergency Preparedness

COMMUNITY ENGAGEMENT POLICY

- Philanthropy & Community Giving
- Employee Volunteerism
- Community Development & Local Stakeholder Engagement
- Community Grievances
- Tenant Engagement



ENVIRONMENTAL MANAGEMENT SYSTEM (EMS) MANUAL

SL Green’s EMS Manual was updated in 2024 and is aligned with the ISO 14001 standard. Our EMS strategy follows a “Plan-Do-Check-Act” process to reduce our environmental impact.

Cybersecurity & Data Protection

Cybersecurity has become a critical component of ESG reporting. With our reliance on digitization to support business operations, we know that robust measures are essential for sustainable and ethical business practices. We also ensure our employees, processes, systems, and external partners are aligned with best practices. By integrating cybersecurity into our ESG strategy, we can effectively manage risk to ensure long-term sustainability and resilience.

Oversight

Included in our Board's oversight and approach to risk management is a focus on cybersecurity. As we transmit sensitive data across networks and rely on inter-connected systems to operate our buildings, we are dedicated to protecting this information and the systems used to process it.

VULNERABILITY MANAGEMENT

We constantly scan our systems for vulnerabilities and address identified risks. During scheduled maintenance windows, we update or upgrade our systems to minimize these risks.

SECURITY ASSESSMENTS

We periodically employ internal software tools as well as external agencies to test the efficacy of our security protocols. Any weaknesses found are addressed through corrective action plans and systematic changes.

CYBERSECURITY AWARENESS

To ensure our employees are equipped with strategies to combat cybersecurity threats, we conduct regular mandatory employee trainings. All employees also receive security awareness tips to help identify phishing, deceptive emails, and corrupt links.

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 capabilities 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.



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.

EXTERNAL ASSURANCE

We periodically assess our IT systems to ensure adherence to industry standards, guidelines, and regulations. Our systems are also audited externally each year and any findings are tracked until they are adequately remediated.

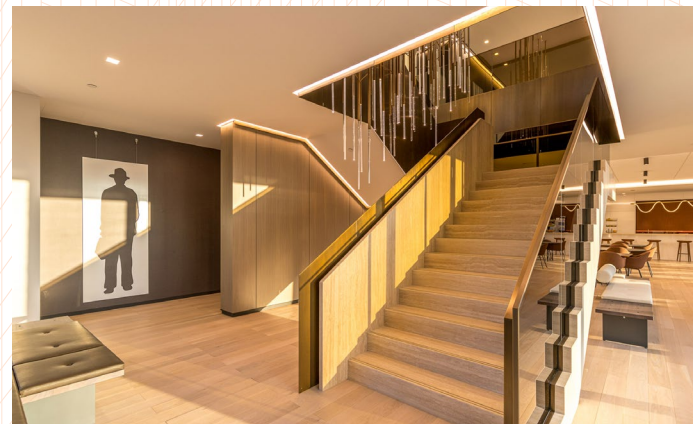
Business Continuity

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 over 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 that ensure our business continuity.

FOCUS AREAS	TOOLS
Business Continuity & Disaster Recovery	<ul style="list-style-type: none"> → Cloud Disaster Recovery → Crisis Communication → Emergency Action Plan → Emergency Operations Center
Climate Risk Management	<ul style="list-style-type: none"> → External Board & Committee Participation → Industry Organization Involvement → Ongoing Climate Regulation Adherence → TCFD
Cost Optimization & Resource Management	<ul style="list-style-type: none"> → Activating Spaces for Multifunctional Purposes → Building Staff Rotation → Energy, Water & Waste Reduction → Long-Term Cost Savings Plan → Proactive Capital Planning → Scalability in Variable Costs
Human Capital Development	<ul style="list-style-type: none"> → Active Recruitment Pipeline → Employee Cross-Training → Employee Enrichment & Retention Tools → Succession Planning
Leadership & Strategy	<ul style="list-style-type: none"> → Board-Level Risk Management Expertise → Experienced Executive Management → Opportunistic Investment Strategy → Prudent Financial Management
Policies & Governance	<ul style="list-style-type: none"> → Board of Director Governance Principles Charter → Code of Business Conduct and Ethics → Corporate ESG Policies → Environmental Management System (EMS)
Security & Life Safety	<ul style="list-style-type: none"> → Hazardous Weather Planning → Intelligence Gathering → Security Equipment & Technology → Security Tabletop Exercises
Stakeholder Engagement	<ul style="list-style-type: none"> → Shareholder Engagement → Tenant Outreach → Vendor Collaboration
Supply Chain	<ul style="list-style-type: none"> → Health & Safety Standards → Third-Party ESG Risk Assessment → Vendor Code of Conduct
Technology & Cybersecurity	<ul style="list-style-type: none"> → Cybersecurity Training → Data Protection & Privacy → Integrated Data Processes → Mobile Productivity Tools

Climate Risk Strategy

We are dedicated to enhancing the resilience of our properties and have established comprehensive procedures to effectively manage and respond to climate-related risks. Our procedures encompass a range of potential impacts, including those stemming from natural disasters. We recognize that the intensity of weather events and the rise in sea levels have the potential to impact our properties, operations, and overall business. As part of our TCFD reporting process, we identify climate-related risks and opportunities deemed most relevant to the organization. Our approach to risk management and our long-term capital planning process fortifies the stability of our business and underpins our commitment to a sustainable future.



BOARD AND EXECUTIVE CLIMATE-RELATED GOVERNANCE MECHANISMS

1. Guide Strategy
2. Review Major Plans of Action and Business Plans
3. Oversee Risk Management Policies and Procedures
4. Analyze Annual Operating and Capital Budgets
5. Establish Performance Objectives
6. Monitor Implementation and Performance of Objectives
7. Manage Major Capital Expenditures, Acquisitions, and Divestitures
8. Track Progress Against Goals and Targets

PHYSICAL RISKS¹

RISK	SHORT-TERM 0-3 YEARS	MEDIUM-TERM 3-15 YEARS	LONG-TERM 15-27 YEARS
Extreme Heat	Low	Low	Medium
Sea Level Rise	Low	Low	Medium
Hurricanes	High	High	High
Inland Flooding	Medium	Medium	Medium
Water Stress	Low	Low	Medium
Wildfire	Low	Low	Low

Each risk is rated low, medium, or high representing the likelihood of that risk materializing within the identified time horizons. Each risk's likelihood is informed by multiple historical and forecasting datasets and climate models.

LOW IMPACT

Unlikely to have a substantive financial or strategic impact on operations.

MEDIUM IMPACT

Likely to materialize but may or may not have a substantive financial or strategic impact on operations.

HIGH IMPACT

High probability of materializing and having a substantive financial or strategic impact on operations.

¹Our TCFD Report identifies six physical hazards assessed across our portfolio under the worst-case RCP 8.5 scenario.

MANAGING CLIMATE RISK

Portfolio-Wide Climate Measures

- BMS Upgrades, Replacements, and Optimization
- Elevator Upgrades
- Real-time Energy Management
- DOAS Systems
- HVAC Controls
- Envelope Upgrades

Redundancy & Demand Management

- Replace/Supplement Steam Turbines with Electric Drives
- Occupancy-Based Energy
- Heat Recovery
- Thermodynamic Storage
- Rainwater Retention
- Incremental Electrification

Event-Based Climate Measures

- Emergency Supply Closets
- Portable and Trailered Generators
- Green Roofs and Rain Gardens
- Event Preparedness Alert System
- Demand Response

TRANSITION RISKS

	RISK SOURCE	SHORT-TERM 0-3 YEARS	MEDIUM-TERM 3-15 YEARS	LONG-TERM 15-27 YEARS
POLICY & LEGAL	Mandatory Carbon Pricing	Medium	High	High
	Enhanced Climate-Related Reporting Obligations	Medium	High	High
	Decreased Availability of Rebates and Incentives	Medium	Low	Low
CYBER & TECH	Cost to Transition to Low Emission Technologies	Medium	High	High
	Limited Control Over Tenant Technologies	Medium	High	High
	Grid Resiliency	Low	Medium	High
	Availability of Cyber Liability Insurance	Low	Medium	High
MARKET & REPUTATION	Shift in Consumer Preferences	Low	Medium	High
	Market Exposure to Climate Risk	Low	Medium	High
	Uncertain Expectations from Stakeholders	Low	Medium	High

TRANSITION OPPORTUNITIES

	OPPORTUNITY SOURCE	SHORT-TERM 0-3 YEARS	MEDIUM-TERM 3-15 YEARS	LONG-TERM 15-27 YEARS
POLICY & LEGAL	Business Synergy and Accountability	Low	Medium	Medium
	Lower Operating Costs	Low	Low	Medium
	Increased Availability of Tenant Rebates and Incentives	Medium	High	High
CYBER & TECH	Operational Excellence	Medium	Medium	Medium
	Effective New Technology	Low	Low	Medium
MARKET & REPUTATION	Tenant Engagement Opportunities	Low	Medium	Medium
	Increased Green Building Certification	Low	Medium	Medium
	Reduced Insurance Risk	Low	Low	Medium

Stakeholder Engagement

SL Green identifies stakeholders as groups who have an impact on or are impacted by our business. To ensure ongoing communication and transparency, we engage with these stakeholders through a variety of means.



FOLLOWING THE 2023 ANNUAL MEETING, THE COMPANY OFFERED ENGAGEMENT WITH APPROXIMATELY

75%

OF OUTSTANDING SHARES.

STAKEHOLDER GROUP	ENGAGEMENT METHOD
Employees	Annual Performance Reviews
	Communication Portal
	Community Outreach Programs
	Company Town Hall
	Employee Engagement Survey
	Training & Education
	Wellness Events
	Whistleblower Resource
Tenants	Building Rules & Regulations
	Common Area Signage
	Data Sharing
	Green Building Certifications
	Lease Language
	Sustainability Design Specifications
	Tenant Appreciation Events
	Tenant Incentive Programs
	Tenant Satisfaction Surveys
Investors	Annual Investor Conference
	Annual Report, Proxy, 10-K, and ESG Report
	Investor Meetings & Presentations
	Quarterly Earnings Calls
	Questionnaires and Surveys
	Shareholder Outreach
Contractors, Vendors, and Suppliers	Annual Supply Chain Survey
	Contract Stipulations
	Corrective Action Plans
	Data Requests
Government	Collaboration on Legislation
	Engagement on Development Plans
Industry Associations	Business Improvement Districts
	Committee Membership and Executive Leadership
Community Members	Community Board Engagement
	Privately Owned Public Spaces
	Public Transit Improvements
	Volunteer Service

Double Materiality

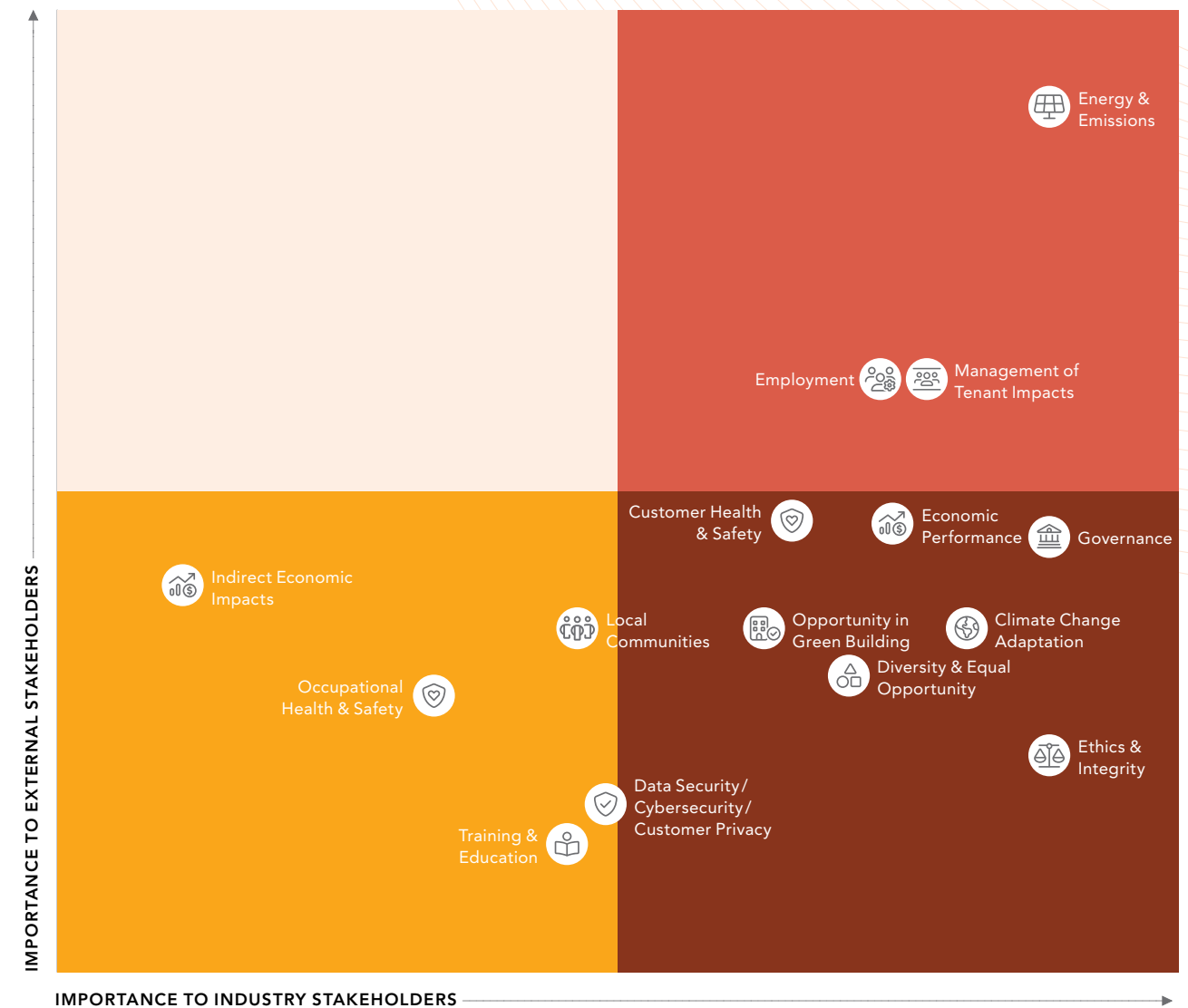
DOUBLE MATERIALITY IS THE CONCEPT THAT EVALUATES HOW SUSTAINABILITY ISSUES IMPACT A COMPANY'S FINANCIAL PERFORMANCE AND HOW THE COMPANY'S ACTIONS AFFECT THE ENVIRONMENT AND SOCIETY.

In 2023, we performed an independent third-party materiality assessment. We compiled a range of key stakeholder perspectives from joint venture partners, regulators, local NGOs, ESG investor organizations, industry peers, and internal stakeholders. The initial analysis included over 30 ESG topics from the GRI Standard Topics, the UN SDGs, and the SASB Real Estate Standards.

Stakeholder interviews were conducted with SL Green leadership and with a selection of our joint venture partners. A materiality score was calculated for each ESG topic analyzed. This overall analysis resulted in the following identified ESG topics that are considered to have the greatest potential impact on SL Green and therefore to be most material to the company's ESG strategy.

MATERIALITY MATRIX

2024 Materiality Topics



Global Reporting Initiative (GRI)

STANDARD	INDICATOR	DISCLOSURE	SOURCE
GRI 2: GENERAL DISCLOSURES			
General Disclosures	2-1	Organizational details	Annual Report Proxy
General Disclosures	2-2	Entities included in the organization's sustainability reporting	10-K
General Disclosures	2-3	Reporting period, frequency and contact point	ESG Report Annual Report 10-K
General Disclosures	2-4	Restatements of information	GRI Content Index
General Disclosures	2-5	External assurance	Letter of Assurance
General Disclosures	2-6	Activities, value chain and other business relationships	ESG Policies Annual Report
General Disclosures	2-7	Employees	EEO-1
General Disclosures	2-8	Workers who are not employees	Proxy
General Disclosures	2-9	Governance structure and composition	Proxy Corporate Governance
General Disclosures	2-10	Nomination and selection of the highest governance body	Proxy
General Disclosures	2-11	Chair of the highest governance body	Proxy
General Disclosures	2-12	Role of the highest governance body	Proxy TCFD Report
General Disclosures	2-13	Delegation of responsibility for managing impacts	Proxy TCFD Report
General Disclosures	2-14	Role of the highest governance body in sustainability reporting	Proxy
General Disclosures	2-15	Conflicts of interest	Proxy
General Disclosures	2-16	Communication of critical concerns	Proxy
General Disclosures	2-17	Collective knowledge of the highest governance body	Proxy ESG Report
General Disclosures	2-18	Evaluation of the performance of the highest governance body	Proxy
General Disclosures	2-19	Remuneration policies	Proxy
General Disclosures	2-20	Process to determine remuneration	Proxy
General Disclosures	2-21	Annual total compensation ratio	Proxy
General Disclosures	2-22	Statement of sustainable development strategy	ESG Report
General Disclosures	2-23	Policy commitments	ESG Policies Vendor Code of Conduct Code of Business Conduct and Ethics
General Disclosures	2-24	Embedding policy commitments	ESG Report Code of Business Conduct and Ethics TCFD Report
General Disclosures	2-25	Processes to remediate negative impacts	Code of Business Conduct and Ethics
General Disclosures	2-26	Mechanisms for seeking advice and raising concerns	Code of Business Conduct and Ethics
General Disclosures	2-27	Compliance with laws and regulations	GRI Content Index
General Disclosures	2-28	Membership associations	GRI Content Index
General Disclosures	2-29	Approach to stakeholder engagement	ESG Report
General Disclosures	2-30	Collective bargaining agreements	Annual Report

STANDARD	INDICATOR	DISCLOSURE	SOURCE
GRI 3: MATERIAL TOPICS			
Material Topics	3-1	Process to determine material topics	ESG Report
Material Topics	3-2	List of material topics	ESG Report
Material Topics	3-3	Management of material topics	ESG Policies ESG Report Proxy 10-K TCFD Report
GRI 201: ECONOMIC PERFORMANCE			
Economic Performance	201-1	Direct economic value generated and distributed	Annual Report
Economic Performance	201-2	Financial implications and other risks and opportunities due to climate change	10-K TCFD Report
Economic Performance	201-3	Defined benefit plan obligations and other retirement plans	ESG Report
Economic Performance	201-4	Financial assistance received from government	GRI Content Index
GRI 202: MARKET PRESENCE			
Market Presence	202-1	Ratios of standard entry level wage by gender compared to local minimum wage	GRI Content Index
Market Presence	202-2	Proportion of senior management hired from local community	EEO-1 Job Classifications Guide (see "Officials and Managers")
GRI 203: INDIRECT ECONOMIC IMPACTS			
Indirect Economic Impacts	203-1	Infrastructure investments and services support	ESG Report
Indirect Economic Impacts	203-2	Significant indirect economic impacts	ESG Report
GRI 204: PROCUREMENT PRACTICES			
Procurement Practices	204-1	Proportion of spending on local suppliers	ESG Policies
GRI 205: ANTI-CORRUPTION			
Anti-Corruption	205-1	Operations assessed for risks related to corruption	Vendor Code of Conduct Code of Business Conduct and Ethics
Anti-Corruption	205-2	Communication and training about anti-corruption policies and procedures	Vendor Code of Conduct Code of Business Conduct and Ethics
Anti-Corruption	205-3	Confirmed incidents of corruption and actions taken	GRI Content Index
GRI 206: ANTI-COMPETITIVE BEHAVIOR			
Anti-competitive Behavior	206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Code of Business Conduct and Ethics
GRI 207: TAX			
Tax	207-1	Approach to tax	10-K
Tax	207-2	Tax governance, control, and risk management	10-K
Tax	207-3	Stakeholder engagement and management of concerns related to tax	10-K
Tax	207-4	Country-by-country reporting	10-K
GRI 302: ENERGY			
Energy	302-1	Energy consumption within the organization	GRI Content Index
Energy	302-2	Energy consumption outside of the organization	GRI Content Index
Energy	302-3	Energy intensity	ESG Report
Energy	302-4	Reduction of energy consumption	ESG Report
Energy	302-5	Reductions in energy requirements of products and services	GRI Content Index
GRI 303: WATER AND EFFLUENTS			
Water and Effluents	303-1	Interactions with water as a shared resource	ESG Report New York City Watersheds
Water and Effluents	303-2	Management of water discharge-related impacts	Wastewater Treatment System
Water and Effluents	303-3	Water withdrawal	New York City Watersheds
Water and Effluents	303-4	Water discharge	Wastewater Treatment System
Water and Effluents	303-5	Water consumption	GRI Content Index

GLOBAL REPORTING INITIATIVE

STANDARD	INDICATOR	DISCLOSURE	SOURCE
GRI 304: BIODIVERSITY			
Biodiversity	304-1	Operational sites owned, leased, managed in, or adjacent to protected areas and areas of high biodiversity value outside protected areas	New York Protected Areas Database
Biodiversity	304-2	Significant impacts of activities, products, and services on biodiversity	ESG Report Threatened and Endangered Species in New York
Biodiversity	304-3	Habitats protected or restored	ESG Report
Biodiversity	304-4	IUCN Red List species and national conservation list species with habitats in areas affected by operations	IUCN Red List
GRI 305: EMISSIONS			
Emissions	305-1	Direct (Scope 1) GHG emissions	ESG Report
Emissions	305-2	Energy indirect (Scope 2) GHG emissions	ESG Report
Emissions	305-3	Other indirect (Scope 3) GHG emissions	GRI Content Index
Emissions	305-4	GHG emissions intensity	GRI Content Index
Emissions	305-5	Reduction of GHG emissions	Letter of Assurance
Emissions	305-6	Emissions of ozone-depleting substances (ODS)	GRI Content Index
GRI 306: EFFLUENTS AND WASTE			
Effluents and Waste	306-1	Water discharge by quality and destination	GRI Content Index
Effluents and Waste	306-2	Waste by type and disposal method	Letter of Assurance
Effluents and Waste	306-3	Significant spills	GRI Content Index
Effluents and Waste	306-4	Transport of hazardous waste	Letter of Assurance
Effluents and Waste	306-5	Water bodies affected by water discharges and/or runoff	GRI Content Index
GRI 306: WASTE			
Waste	306-1	Waste generation and significant waste-related impacts	ESG Report
Waste	306-2	Management of significant waste-related impacts	ESG Report
Waste	306-3	Waste generated	Letter of Assurance
Waste	306-4	Waste diverted from disposal	Letter of Assurance
Waste	306-5	Waste directed to disposal	Letter of Assurance
GRI 308: SUPPLIER ENVIRONMENTAL ASSESSMENT			
Supplier Environmental Assessment	308-1	New suppliers that were screened using environmental criteria	ESG Policies
Supplier Environmental Assessment	308-2	Negative environmental impacts in the supply chain and actions taken	GRI Content Index
GRI 401: EMPLOYMENT			
Employment	401-1	New employee hires and employee turnover	GRI Content Index
Employment	401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	ESG Report
Employment	401-3	Parental leave	GRI Content Index
GRI 402: LABOR/MANAGEMENT			
Labor/Management	402-1	Minimum notice periods regarding operational changes	32BJ SEIU CBA Local 94 CBA
GRI 403: OCCUPATIONAL HEALTH AND SAFETY			
Occupational Health and Safety	403-1	Occupational health and safety management system	ESG Policies
Occupational Health and Safety	403-2	Hazard identification, risk assessment, and incident investigation	GRI Content Index
Occupational Health and Safety	403-3	Occupational health services	ESG Policies
Occupational Health and Safety	403-4	Worker participation, consultation, and communication on occupational health and safety	GRI Content Index

STANDARD	INDICATOR	DISCLOSURE	SOURCE
Occupational Health and Safety	403-5	Worker training on occupational health and safety	ESG Policies
Occupational Health and Safety	403-6	Promotion of worker health	10-K Proxy ESG Report
Occupational Health and Safety	403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	ESG Policies
Occupational Health and Safety	403-8	Workers covered by an occupational health and safety	GRI Content Index
Occupational Health and Safety	403-9	Work-related injuries	GRI Content Index
GRI 404: TRAINING AND EDUCATION			
Training and Education	404-1	Average hours of training per year per employee	GRI Content Index
Training and Education	404-2	Programs for upgrading employee skills and transition assistance	ESG Report ESG Policies
Training and Education	404-3	Percentage of employees receiving regular performance and career development reviews	ESG Report
GRI 405: DIVERSITY AND EQUAL OPPORTUNITY			
Diversity and Equal Opportunity	405-1	Diversity of governance bodies and employees	Proxy EEO-1
Diversity and Equal Opportunity	405-2	Ratio of basic salary and remuneration of women to men	GRI Content Index
GRI 406: NON-DISCRIMINATION			
Non-Discrimination	406-1	Incidents of discrimination and corrective action taken	GRI Content Index
GRI 407: FREEDOM OF ASSOCIATION AND COLLECTIVE BARGAINING			
Freedom of Association and Collective Bargaining	407-1	Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	ESG Policies
GRI 408: CHILD LABOR			
Child Labor	408-1	Operations/suppliers at significant risk for incidents of child labor	ESG Policies
GRI 409: FORCED OR COMPULSORY LABOR			
Forced or Compulsory Labor	409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	ESG Policies
GRI 410: SECURITY PRACTICES			
Security Practices	410-1	Security personnel trained in human rights policies or procedures	GRI Content Index
GRI 413: LOCAL COMMUNITIES			
Local Communities	413-1	Operations with local community engagement, impact assessments, and development programs	ESG Report
Local Communities	413-2	Operations with significant actual and potential negative impacts on local communities	GRI Content Index
GRI 414: SUPPLIER SOCIAL ASSESSMENT			
Supplier Social Assessment	414-1	New suppliers that were screened using social criteria	Vendor Code of Conduct ESG Report
Supplier Social Assessment	414-2	Negative social impacts in the supply chain and actions taken	GRI Content Index
GRI 415: PUBLIC POLICY			
Public Policy	415-1	Political contributions	New York State Commission on Ethics and Lobbying in Government
GRI 416: CUSTOMER HEALTH AND SAFETY			
Customer Health and Safety	416-1	Assessment of the health and safety impacts of product and service categories	ESG Report Proxy
Customer Health and Safety	416-2	Incidents of noncompliance concerning health/safety impacts of products/services	GRI Content Index
GRI 418: CUSTOMER PRIVACY			
Customer Privacy	418-1	Substantiated complaints concerning breaches of customer privacy/loss of data	ESG Policies

Message from Our Team



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Pamela Seltzer
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Amanda Golub
Vice President,
People Experience

On behalf of our ESG team, thank you for taking the time to review SL Green’s 2024 ESG Report. The production of this report is a collaborative effort that requires input from all internal business units and external sustainability consultants. Our team is continuously empowered by leadership to identify improvement opportunities proactively and refine our strategy in line with best practices. We remain steadfast in our commitment to advancing our sustainability objectives and creating long-term value for all stakeholders.

This year, we revised our ESG Policies and our Environmental Management System (EMS) to bring greater clarity to our sustainability goals, targets, and implementation processes. These updates were designed to enhance transparency and ensure our commitments are clearly communicated and understood internally and externally. We have created efficiencies to streamline our

reporting process, enabling us to expand and enhance our ESG program in meaningful ways, as illustrated by our recent scoring improvements in GRESB and S&P CSA.

The ESG disclosure landscape is rapidly evolving with expanding categories and more robust data requirements, placing more demand on ESG teams. Maintaining data quality is a top priority, and we have worked diligently to ensure our data is accurate and comprehensive. This supports our ability to make informed decisions, provide enhanced transparency with stakeholders, and maintain compliance with regulatory requirements.

We look forward to further growth and progress within our program and hope you find the contents of this report to be meaningful and informative. For questions related to SL Green’s ESG program, please contact sustainability@slgreen.com.

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