

SL Green Realty Corp.

2024 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 adhering to the guidelines set forth by SASB, SL Green demonstrates a commitment to providing accurate, timely, and standardized data.

SL Green follows the SASB Sustainable Industry Classification System (SICS) and aligns with the “Infrastructure – Real Estate” standards to report 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.

Data for properties included in this report under “Total” are consistent with the reporting boundary in the 2024 GRESB response. The properties categorized as “Owned & Operated Mixed Use” are aligned with our 2024 CDP and complement the 2024 ESG Report. All data included herein reflects the assured 2023 data. For information regarding methodology changes and adjustments can be found in our 2024 GRI Content Index sections 2-2, 2-3, 2-4, and 2-5.

Third-party validation and assurance were provided by KERAMIDA, a consulting firm unaffiliated with SL Green.

PROPERTIES

Owned & Operated Mixed Use

One Vanderbilt Avenue	420 Lexington Avenue
2 Herald Square (1328 Broadway)	450 Park Avenue
7 Dey Street	461 Fifth Avenue
10 East 53rd Street	485 Lexington Avenue
11 Madison Avenue	555 West 57th Street
100 Church Street	625 Madison Avenue
100 Park Avenue	711 Third Avenue
110 Greene Street	750 Third Avenue
125 Park Avenue	810 Seventh Avenue
215 Park Avenue South	885 Third Avenue
220 East 42nd Street	919 Third Avenue
245 Park Avenue	1185 Avenue of the Americas
280 Park Avenue	1350 Avenue of the Americas
304 Park Avenue South	1515 Broadway

Third-Party Mixed Use

5 Times Square
800 Third Avenue
825 Eighth Avenue
Landmark Square 1-7

Triple Net Lease Non-Managed

11 W 34th Street
15 Beekman
19 East 66th Street
21 E 66th Street
85 Fifth Avenue
115 Spring Street
121 Greene Street
650 Fifth Avenue
690 Madison Avenue
717 Fifth Avenue
719 Seventh Avenue
1552-1560 Broadway

ADDITIONAL RESOURCES

2024 ESG Report (*published December 2024*)

2023 TCFD Report (*revised June 2024*)

ENERGY MANAGEMENT

Code	SASB Accounting Metric	Unit of Measure	Owned & Operated Mixed Use	Third-Party Managed Mixed Use	Triple Net Lease Non-Managed	Total All Financial Interest
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	100%	100%	73%	99%
IF-RE-130a.2	Total energy consumed by portfolio area with data coverage	Gigajoules (GJ)	3,793,841	790,293	60,526	4,644,660
	Percentage of total energy that is grid electricity, by property subsector	Percentage (%)	51.5%	34.4%	33.7%	48%
	Percentage of total energy that is renewable, by property subsector	Percentage (%)	0.3%	0%	0%	0.24%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Percentage (%)	-6%	-6%	No Year-Over-Year Data Coverage	-6%
IF-RE-130a.4	Percentage of eligible portfolio that has an energy rating, by property subsector (excludes partial year data)	Percentage (%) by floor area	91%	45%	0%	82%
	Percentage of eligible portfolio that is certified to ENERGY STAR, by property subsector	Percentage (%) by floor area	90%	0%	0%	74%
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 2024 ESG Report.			

WATER MANAGEMENT

Code	SASB Accounting Metric	Unit of Measure	Owned & Operated Mixed Use	Third-Party Managed Mixed Use	Triple Net Lease Non-Managed	Total All Financial Interest
IF-RE-140a.1	Water withdrawal data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	100%	76%	43%	95%
	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%
IF-RE-140a.2	Total water withdrawn by portfolio area with data coverage, by property subsector	Thousand cubic meters (m ³)	1,277	173	No Year-Over-Year Data Coverage	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 (%)	-3%	18%	No Year-Over-Year Data Coverage	-1%
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, when 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 2024 ESG Report.</p>			

MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS

Code	Unit of Measure	Owned & Operated Mixed Use	Third-Party Managed Mixed Use	Triple Net Lease Non-Managed	Total All Financial Interest	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, square feet (ft ²)	100%	100%	100%	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	100%	100%	Tenant Utility meters for electricity only - No direct access to SL Green	98%
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. 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 2024 ESG Report.				

CLIMATE CHANGE ADAPTATION

Code	Unit of Measure	Owned & Operated Mixed Use	Third-Party Managed Mixed Use	Triple Net Lease Non-Managed	Total All Financial Interest	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 planing 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>			