

SL Green 2025 Sustainability Accounting Standards Board (SASB) Disclosure

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 reviewed the SASB Real Estate Sustainability Accounting Standard to develop 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 "Total" are consistent with the reporting boundary in SL Green's 2025 GRESB response. The properties categorized as "Owned & Operated Mixed Use" are aligned with our 2025 CDP and complement the 2025 ESG Report. All data included herein reflects the assured 2024 data. For information regarding methodology changes and adjustments can be found in our 2025 GRI Content Index sections 2-2, 2-3, 2-4, and 2-5.

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

Properties:
SEE PROPERTY LISTS IN COLUMNS "I,J,K"

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ENERGY MANAGEMENT						
Code	SASB Accounting Metric	Unit of Measure	Owned & Operated Mixed Use	Third Party Managed Mixed Use	Triple Net Leases - Unmanaged	Total <i>All Financial Interest</i>
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)	1,255,950	220,415	23,086	1,499,451
	Percentage of total energy that is grid electricity, by property subsector	Percentage (%)	86.0%	95.0%	62.0%	0%
	Percentage of total energy that is renewable, by property subsector	Percentage (%)	7.0%	0.0%	0.0%	7.0%
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 *Full Year Data Only	Percentage (%) by floor area	92%	67.9%	18%	87.5%
	Percentage of eligible portfolio that is certified to ENERGY STAR, by property subsector	Percentage (%) by floor area	33%	42%	18%	6%
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	NA	<p>Building energy management is strategically embedded throughout SL Green's property lifecycle approach. During investment evaluation, energy performance metrics and efficiency potential inform acquisition decisions and capital allocation priorities. Post-acquisition, operational strategies incorporate energy optimization through targeted facility upgrades, tenant engagement initiatives, and implementation of advanced building technologies.</p> <p>This integrated framework ensures energy considerations influence both transactional analysis and day-to-day property management, with portfolio-wide energy strategies and performance benchmarks detailed in the Environmental section of our 2025 ESG Report. The approach encompasses lease structuring, training programs, and continuous assessment of emerging energy solutions to enhance asset value and operational resilience.</p>			

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WATER MANAGEMENT						
Code	SASB Accounting Metric	Unit of Measure	Owned & Operated Mixed Use	Third Party Managed Mixed Use	Triple Net Leases - Unmanaged	Total <i>All Financial Interest</i>
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%	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 (m³)	1,251	176	32	1,458
	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 (%)	0%	0%	'No Year-Over-Year Data Coverage	0%
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks		<p>We conduct comprehensive water management risk assessments as documented in our TCFD Report, with particular focus on inland flooding exposure from both precipitation-based events and coastal storm surge. While our analysis incorporates major flooding scenarios, we acknowledge it does not fully capture risks associated with municipal water infrastructure vulnerabilities. These inland flooding considerations are integrated into our acquisition due diligence processes and inform ongoing capital planning decisions across the portfolio.</p> <p>Our mitigation approach operates on multiple fronts. Infrastructure upgrades serve as our foundational strategy, where building retrofits systematically replace legacy plumbing fixtures with high-efficiency alternatives meeting LEED v4 specifications—achieving performance levels 20% superior to code requirements in LEED-certified properties. For substantial repositioning and ground-up development projects, we deploy rainwater reclamation systems that capture and repurpose stormwater for cooling tower operations and landscape irrigation, reducing both potable water demand and stormwater runoff. Comprehensive details regarding our water management framework and performance outcomes are available in the Environmental section of our 2025 ESG Report.</p>			

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MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS						
Code	SASB Accounting Metric	Unit of Measure	Owned & Operated Mixed Use	Third Party Managed Mixed Use	Triple Net Leases - Unmanaged	Total <i>All Financial Interest</i>
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related capital improvements and (2) associated leased floor area, by property subsector	Percentage (%) by floor area, Square feet (ft²)	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 meteres 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		<p>Our team employs a multi-faceted approach to advancing tenant sustainability performance through transparency, engagement, and financial support mechanisms. Our ESG Team provides tenants with granular consumption data across energy, water, and waste metrics, enabling informed decision-making and performance tracking at the tenant level.</p> <p>Beyond data provision, we actively facilitate tenant participation in building-wide sustainability programs and collaborate to access available state and utility incentive structures throughout our portfolio. When tenants pursue efficiency upgrades or sustainable capital improvements, our team provides technical guidance and identifies applicable financial incentives from utility providers including Con Edison and other regional programs. This consultative model reduces barriers to tenant investment in sustainability measures while aligning individual tenant actions with broader portfolio environmental objectives. Additional information on our tenant engagement framework and program outcomes is available in our 2025 ESG Report.</p>			

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CLIMATE CHANGE ADAPTATION						
Code	SASB Accounting Metric	Unit of Measure	Owned & Operated Mixed Use	Third Party Managed Mixed Use	Triple Net Leases - Unmanaged	Total <i>All Financial Interest</i>
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		<p>In 2025, we enhanced our climate-related physical risk assessment by utilizing the most up-to-date climate models and applying them to each asset in our portfolio. For each building, we evaluated exposure to various hazards and the expected damage and downtime in current and future timeframes. These models are guided by the Intergovernmental Panel on Climate Change's (IPCC) Shared Socioeconomic Pathways: SSP2-4.5 and SSP5-8.5, enabling comparison between a moderate mitigation scenario and a high emissions scenario.</p> <p>As part of our climate resilience planning, we take 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 across all relevant business segments. Our risk mitigation strategies include long-term planning initiatives alongside specific business unit strategies that articulate ongoing operational and mitigation approaches to address both physical and transition risks. See our full TCFD report for more information.</p>			
Links						
2025 ESG Report	https://sustainability.slgreen.com/reports/					
TCFD Report	https://slgsustain.wpengine.com/wp-content/uploads/2023/06/SL-Green-TCFD-Report.pdf					