SL Green Realty Corp.

2026 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 2026 GRESB response. The properties categorized as "Owned & Operated Mixed Use" are aligned with our 2026 GRI Index and complement the 2026 ESG Report. All data included herein reflects the assured 2025 data. For information regarding methodology changes and adjustments can be found in our 2026 GRI Content Index sections 2-2, 2-3, 2-4, and 2-5.

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

PROPERTIES

Owned & Operated Mixed Use

7 Dey Street
10 East 53rd Street
11 Madison Avenue
100 Church Street
100 Park Avenue
110 Greene Street
125 Park Avenue
220 East 42nd Street
245 Park Avenue
280 Park Avenue
304 Park Avenue South
315 West 33rd Street
420 Lexington Avenue
450 Park Avenue
461 Fifth Avenue
485 Lexington Avenue
500 Park Avenue
555 West 57th Street
711 Third Avenue
810 Seventh Avenue
885 Third Avenue
919 Third Avenue
1185 Avenue of the Americas
1350 Avenue of the Americas
1515 Broadway
One Vanderbilt Avenue One Madison Avenue

Third-Party Mixed Use

800 Third Avenue
825 Eighth Avenue
Landmark Square 1-7

Triple Net Lease Non-Managed

11 W 34th Street
15 Beekman (126 Nassau)
85 Fifth Avenue
115 Spring Street
121 Greene Street
650 Fifth Avenue
719 Seventh Avenue
1552-1560 Broadway

ADDITIONAL RESOURCES

2026 ESG Report *(published November 2026)*
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%	77%	99%
IF-RE-130a.2	Total energy consumed by portfolio area with data coverage	Gigajoules (GJ)	2,039,078	255,003	26,710	2,320,790
	Percentage of total energy that is grid electricity, by property subsector	Percentage (%)	54%	69%	71%	56%
	Percentage of total energy that is renewable, by property subsector	Percentage (%)	5%	0.0%	0.0%	4%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Percentage (%)	7%	1%	No Year-Over-Year Data Coverage	4%
IF-RE-130a.4	Percentage of eligible portfolio that has an energy rating, by property subsector (excludes partial year data)	Percentage (%) by floor area	92.0%	100%	54%	92%
	Percentage of eligible portfolio that is certified to ENERGY STAR, by property subsector	Percentage (%) by floor area	30%	53%	0%	38%
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	N/A	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. 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 2026 ESG Report. The approach encompasses lease structuring, training programs, and continuous assessment of emerging energy solutions to enhance asset value and operational resilience.			

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%	100%	71%	99%
	Percentage of floor area in regions with High or Extremely High Baseline Water Stress, each by property subsector	Percentage (%) by floor area	0%	0%	0%	0%
IF-RE-140a.2	Total water withdrawn by portfolio area with data coverage, by property subsector	Thousand cubic meters (m^3)	1,453.3	145.3	47.15	1,645.8
	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 (%)	4%	5%	No Year-Over-Year Data Coverage	10%
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	N/A	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. 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 v4.1 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 re-purpose 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 2026 ESG Report.			

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	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. 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 2026 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	In 2026, we enhanced our physical climate risk assessment by partnering with First Street to conduct an asset-level exposure and financial risk modeling of our portfolio. The tool is guided by best-practice climate scenarios from the Intergovernmental Panel on Climate Change (IPCC) and other globally-recognized organizations, offering insights into the evolution of risks over various time horizons. As part of our climate resilience planning, we take a proactive approach risk management throughout the organization. ESG considerations are embedded into our governance structure and management responsibilities, driving our climate-related risk assessment processes. We use long-term planning and business unit strategies to guide ongoing efforts to manage and reduce physical and transition risks. See our full TCFD report for more information.			