

**BUILDING
A NEW
VISION FOR
NEW YORK
SL GREEN
REALTY CORP.
2018
SUSTAINABILITY
REPORT**



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SL GREEN RECOGNIZES
THAT OUR INFLUENCE EXTENDS
BEYOND A PHYSICAL FOOTPRINT.
ENVIRONMENTAL SUSTAINABILITY,
SOCIAL RESPONSIBILITY, AND
SOUND GOVERNANCE ARE AT THE
CORE OF OUR BUSINESS STRATEGY.

Marc Holliday
Chief Executive Officer
SL Green Realty Corp.

OUR MISSION

SL Green Realty Corp. is committed to environmental, social, and governance initiatives that deliver value and health for our stakeholders. Structured around three key areas, Efficiency, Tenant Experience, and Industry Leadership, our market-leading program continues to minimize environmental impact and increase resiliency.

A MESSAGE FROM
OUR CHIEF EXECUTIVE
OFFICER AND
CHAIRMAN ELECT

Marking two decades as a publicly-traded REIT, I am focused on SL Green’s commitment to corporate sustainability now more than ever. As we approach a new era of sustainability where Environmental, Social, and Governance (ESG) decisions are inextricably linked with economic performance, SL Green is poised to be an industry leader. Our collective vision is using capital to generate productive, sustainable outcomes while limiting future risk to people and planet. Leveraging key ESG indicators identified by our investors and stakeholders, SL Green has assembled a portfolio that creates long-term value with a positive impact to society.

Today, no organization is more committed to meeting the dynamic needs of New York City’s

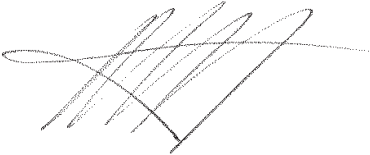
community than SL Green—a home-grown company that is unsurpassed in demonstrating leadership in both financial performance and social responsibility. SL Green’s strategy is aligned with future resiliency of New York City as we meet citywide carbon reduction goals, deploy cutting-edge technology, and operate around the transportation hubs that are at the heart of the city’s vitality.

As a native New Yorker, it is of the utmost importance that SL Green’s portfolio propagates the collective vision of New York City as a united community. Together, we will transform the built environment to mitigate climate change and provide a high quality of life for all New Yorkers.

New buildings are reshaping the skyline while existing properties are being modernized and repurposed, all to perform at the highest levels of sustainability. Our vision for the most ambitious office tower in New York City has been manifested through the

development of One Vanderbilt, where all design, construction, and operational elements prioritize environmental stewardship and societal responsibility.

Our unwavering commitment to New Yorkers is imperative to SL Green’s long-term business strategy. At SL Green, our vision is to build an environmentally and socially sustainable legacy for the city I love.



Marc Holliday
Chief Executive Officer
SL Green Realty Corp.

ENVIRONMENTAL

Central to SL Green’s mission to improve the city in which we invest is a conscious effort to minimize our carbon footprint by reducing emissions, conserving water, and promoting the use of recycled materials.

SOCIAL

SL Green’s key partnerships extend beyond the confines of our offices and into the greater NYC community. We consciously strive to be stewards of well-being and agents of goodwill toward our neighbors in the city through our wellness programs, volunteerism, and financial patronage.

GOVERNANCE

SL Green conducts our business in accordance with the highest moral, legal, and ethical standards. Our reputation for integrity is the cornerstone of the public’s faith and trust in our company.

KEY ACHIEVEMENTS

SL GREEN CONTINUES TO ACHIEVE
SUPERIOR OPERATING PERFORMANCE AND
STRIVES TO MAINTAIN ITS POSITION
AS A MODEL OF CORPORATE CITIZENSHIP.

View from 30th floor during construction of One Vanderbilt
Picture taken October 5th, 2018

No.1 MOST
SUSTAINABLE
REIT BY REAL
ESTATE FINANCE
AND INVESTMENT
(2017, 2018)

20.5M

SQUARE FEET
connected to a real-time energy
management platform

15M

SQUARE FEET
participating in the WELL
Portfolio program

130

COMMUNITY EVENTS
provided to our tenants and employees
as volunteering opportunities (2018)

30%

PORTFOLIO-WIDE
emissions intensity reduction
goal (by 2025)

\$220M

INVESTED IN PUBLIC
TRANSIT IMPROVEMENTS
around Grand Central Terminal
at our ground-up development,
One Vanderbilt

\$66M

INVESTED IN ENERGY
EFFICIENCY
including HVAC, BMS, and lighting
upgrades, and variable frequency
drive installations (since 2010)

14M

SQUARE FEET
ENERGY STAR certified and
recipient of Partner of the Year —
Sustained Excellence (2017-2018)

63%

MANHATTAN OPERATING
PROPERTIES
LEED-Certified

\$1M

IN CONTRIBUTIONS
to charitable organizations and
philanthropic endeavors (2018)

80%

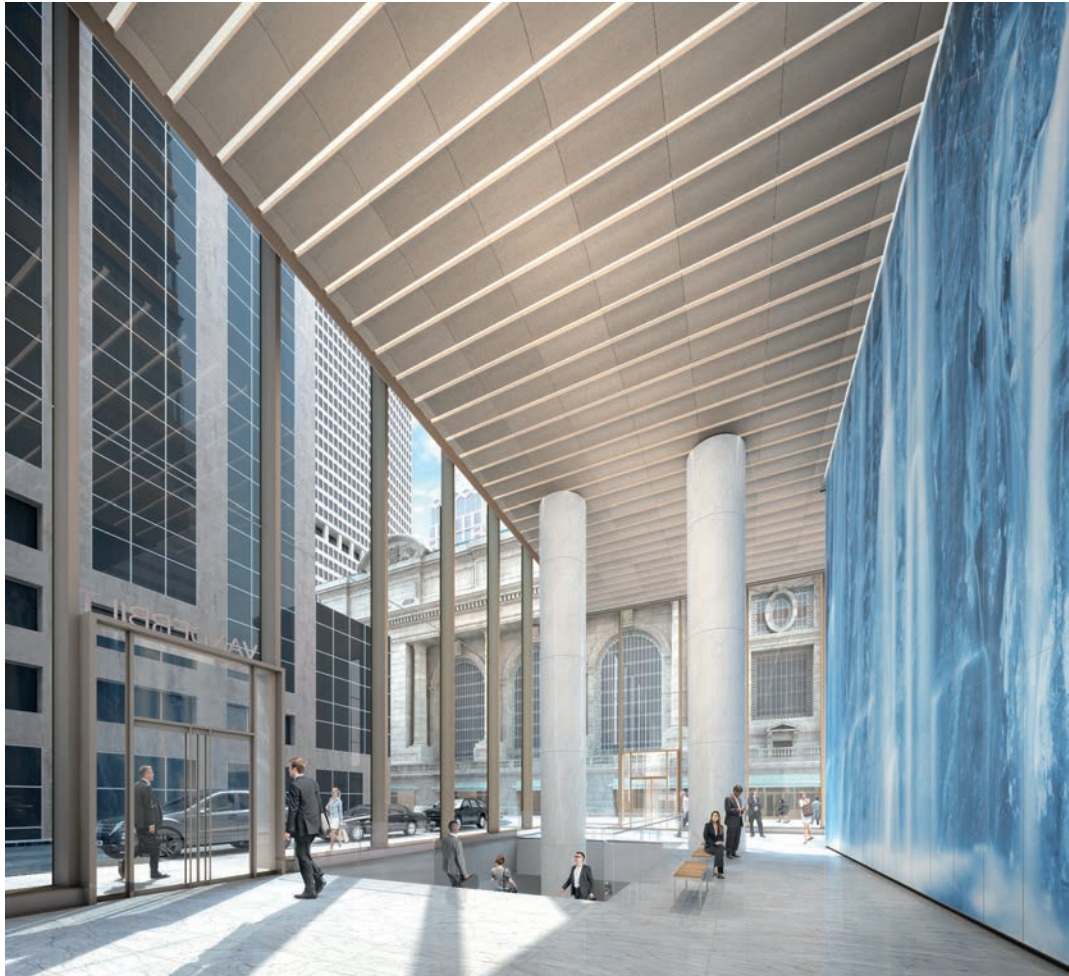
GRI INDICATORS
Disclosed in Content Index

Key Achievements

ONE VANDERBILT

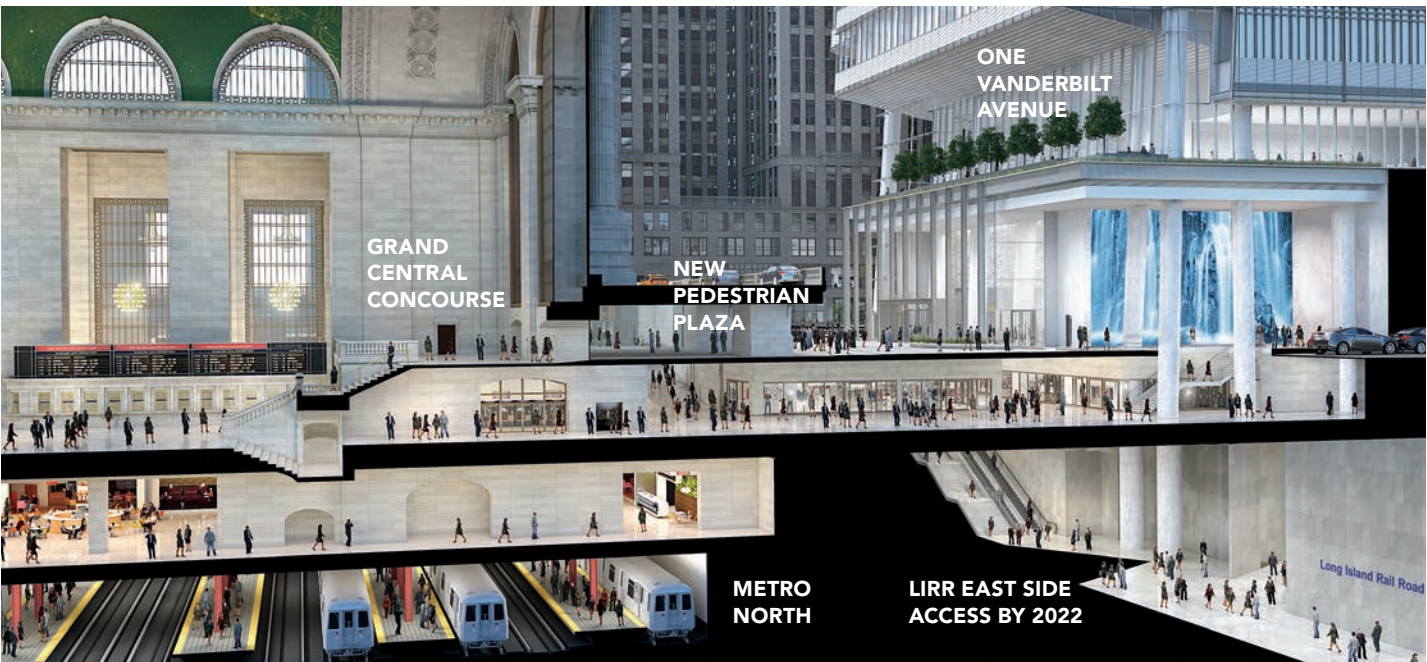
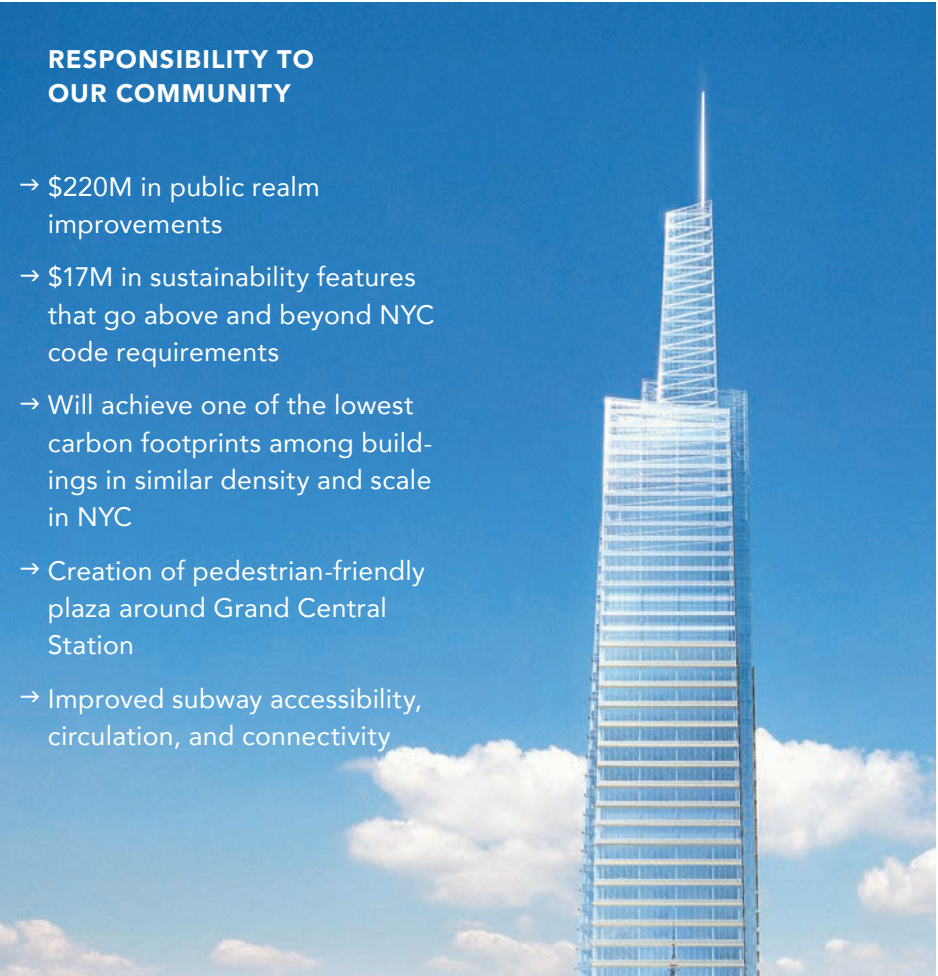
The sustainable design of One Vanderbilt creates a Class-A office experience for tenants, visitors, and the local community. With thoughtful consideration to wellness elements like natural light, quality air, and thermal comfort, One Vanderbilt offers tenants the flexibility to adjust to the changing workforce. Tenants will experience superior building features and amenities, including:

- LEED Certification
- WELL Certification
- 30,000 square foot amenity floor
- Conference center
- Indoor air quality that will surpass the ASHRAE 62.1 standard by 30%
- Quality water ensured by enhanced filtration
- 85% of tenant floor area with premier access to daylighting through floor-to-ceiling windows
- Access to healthy food offerings in the third floor amenity space
- Movement, physical activity, and active living promoted through design strategies
- Maximum level of comfort among all building occupants ensured through HVAC system design and acoustical comfort parameters



One Vanderbilt is the next generation of transit-oriented development in New York. In an unprecedented public-private partnership, SL Green will implement \$220 million of public space and transit improvements in conjunction with the construction of One Vanderbilt. This will create a pedestrian-friendly public plaza that bridges the building and Grand Central Terminal. The apex of sustainability, wellness, and amenities will provide both One Vanderbilt’s tenants and the surrounding community with an unsurpassed urban experience.

- RESPONSIBILITY TO OUR COMMUNITY**
- \$220M in public realm improvements
 - \$17M in sustainability features that go above and beyond NYC code requirements
 - Will achieve one of the lowest carbon footprints among buildings in similar density and scale in NYC
 - Creation of pedestrian-friendly plaza around Grand Central Station
 - Improved subway accessibility, circulation, and connectivity



Laura Vulaj
Senior Vice President and
Director of Sustainability
SL Green Realty Corp.

OUR
VISION
FOR
ENVIRONMENTAL
SUSTAINABILITY

“OUR ENVIRONMENTAL
OBJECTIVES MUST BE
EQUALLY BALANCED WITH
OUR ECONOMIC GOALS.”

Green buildings are no longer the exception, they’re the rule. At SL Green, we believe that a strategy for environmental stewardship must also address economic growth and development in order for it to be sustainable. As New York City’s largest commercial landlord, we can make a significant impact by stabilizing our carbon footprint.

Now, more than ever, it is essential that real estate owners and managers work in partnership with local and federal governments to shape policies that yield both environmental and economic benefits. But our vision alone won’t change the world.

Environmental challenges are best solved by encouraging human ingenuity and developing cutting-edge technologies. As a leader in commercial real estate, SL Green is committed to implementing best practices and operating at the highest efficiency standards to strengthen our community’s resiliency, while maintaining our responsibility to our shareholders.

For over 20 years, the fortunes of New York City and SL Green have been intertwined. Our company is built on the highest standard of integrity and a pioneering spirit. Together we can influence New York City’s environmental future.

Environmental Sustainability

OUR APPROACH

SL Green developed a six-pronged strategy to sustainability, ensuring that the portfolio is resilient, responsible, and reliable. This approach is integrated through the life cycle of all properties, spanning the acquisition, planning, design, construction, and operational phases.



Environmental Sustainability

OUR CARBON STRATEGY

SL Green’s commitment to creating a greener footprint begins with emissions reductions across its properties. Collaboration with tenants, employees, and other stakeholders is critical in realizing these goals by setting targets and implementing effective management strategies. To further verify its sustainability performance, SL Green participates in a wide variety of external reporting programs such as the Global Reporting Initiative (GRI), CDP, LEED, ENERGY STAR, and the NYC Mayor’s Carbon Challenge.

"WE APPLAUD SL GREEN FOR PROACTIVELY IMPROVING THE PERFORMANCE OF THEIR BUILDINGS, REDUCING GHG EMISSIONS, AND HELPING TO PROTECT THE HEALTH AND WELL-BEING OF ALL NEW YORKERS."

Mark Chambers
Director
New York City Mayor’s Office of Sustainability



11 Madison Avenue,
29th Floor Setback

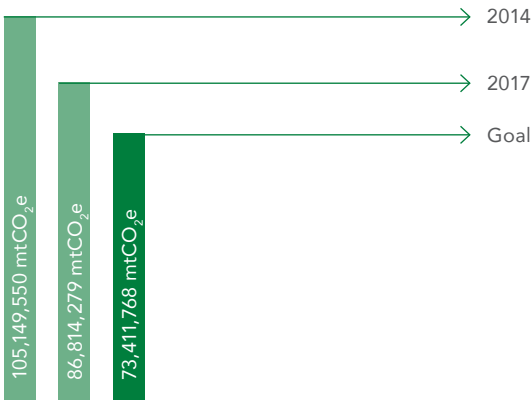
POLICY FRAMEWORK

SL Green contributes to the 80x50 Buildings Partnership, a collaborative effort from New York City’s leading building and energy stakeholders to develop a policy framework that reduces citywide emissions. In tandem with this effort, SL Green crafted climate policy alongside the Real Estate Board of New York’s Sustainability Committee and participated in the Mayor’s Office of Sustainability’s 80x50 technical working group.

NYC
MAYOR’S GOAL
80x50
80% REDUCTION IN CITYWIDE
GHG EMISSIONS BY 2050

NEW YORK CITY CARBON CHALLENGE

SL Green is participating in the New York City Mayor’s Carbon Challenge with 8 buildings across 8 million square feet. Their pledge is to reduce greenhouse gas (GHG) emissions by 30% over this 10-year initiative. This program includes commitments from tenants, and is in alignment with Mayor de Blasio’s goal to reduce citywide GHG emissions 80% by 2050.



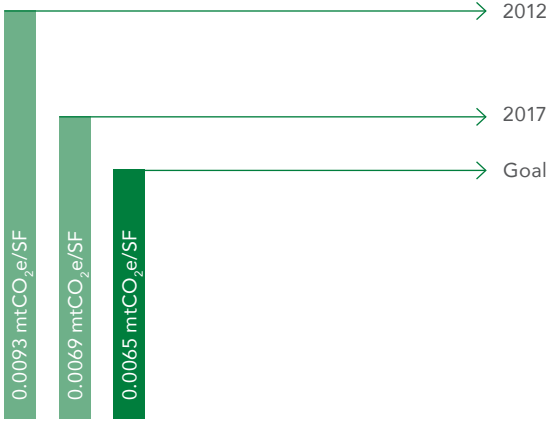
Carbon Challenge Emissions



SL GREEN’S
REDUCTION GOAL
30%
IN GHG EMISSIONS
INTENSITY BY 2025

CARBON DISCLOSURE PROJECT

In 2018, SL Green responded to the CDP Climate Change survey for the first time and is among the first owners in New York City to participate. The CDP response is a public commitment to carbon and risk management transparency. To ensure that emissions reductions are embedded in company operations, a 30% intensity reduction goal was established for 2025.




Carbon Emission Intensity





Environmental Sustainability

LEED

SL Green has a long history of leading the pursuit of green building designations, with LEED at the core of its strategy. Dating back to 2009, SL Green was among the first owners to adopt LEED for Existing Buildings (EB) in New York City at 100 Park Avenue. When the new version 4 standard was introduced in 2016, 485 Lexington was one of the first buildings in the nation to achieve LEED EB. SL Green achieved LEED certifications spanning 18 million square feet historically, and its current portfolio holds certifications across 15 million square feet.

- 


Certified:
SL Green Corporate Office
(Commercial Interiors),
55 West 46th Street
- 

Silver:
10 East 53rd Street, 110 East
42nd Street, 1185 AoTA, 485
Lexington Avenue, 635 AoTA,
810 Seventh Avenue
- 


Gold:
100 Church Street, 100 Park
Avenue, 11 Madison Avenue, 125
Park Avenue, 1350 AoTA, 1515
Broadway, 220 East 42nd Street,
304 Park Avenue South, 360
Hamilton Avenue, 420 Lexington
Avenue, 461 Fifth Avenue, 521
Fifth Avenue, 711 Third Avenue,
750 Third Avenue

OUR LEED STRATEGY


Across the 6 properties that earned LEED certifications in 2018, SL Green:




Implemented LEED plans and policies across 100% of properties.



Offset 16,675 MWh of electricity through wind power.




Decreased average water consumption by 33%, equating to over 8M gallons of water saved annually.




Met sustainable criteria with 76% of janitorial cleaning and paper product purchases.


SL Green’s 2018 LEED Volume efforts reduced energy consumption by an average of 760,000 kWh/year. This is equivalent to 560 metric tons of CO₂ avoided per building, or:




120 cars being removed from the road.



The energy to power 61 homes for a year.



14,582 tree seedlings growing for 10 years.



Saving 63,311 gallons of gasoline.



Environmental Sustainability

ENERGY STAR

ENERGY STAR is foundational to SL Green’s energy management program. It is a measurement and verification tool that enhances the quality, competitiveness, and resiliency of the commercial portfolio. ENERGY STAR scores serve as the catalyst SL Green uses to motivate its building operators, property managers, and tenants to pursue capital efficiency projects and implement change.

In recognition of its operational excellence, the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy (DOE) awarded SL Green the prestigious 2018 Partner of the Year—Sustained Excellence award. Only 1% of 16,000 EPA partners achieve Partner of the Year, distinguishing SL Green as a leader.

SL GREEN ACHIEVED
ENERGY STAR LABELS ACROSS
13.4 MILLION SQUARE FEET,
REPRESENTING 9% OF ALL OF
MANHATTAN’S LABELS.



2017
ENERGY STAR
Labels

- NYC
- 1. 100 Church Street
 - 2. 100 Park Avenue
 - 3. 11 Madison Avenue
 - 4. 125 Park Avenue
 - 5. 1350 AoTA
 - 6. 1515 Broadway
 - 7. 215 Park Avenue South (not shown)
 - 8. 220 East 42nd Street
 - 9. 3 Columbus Circle
 - 10. 420 Lexington Avenue
 - 11. 485 Lexington Avenue
 - 12. 461 Fifth Avenue
 - 13. 521 Fifth Avenue
 - 14. 600 Lexington Avenue
 - 15. 711 Third Avenue

- RECKSON (not shown)
- 16. 1 International Drive
 - 17. 2 International Drive
 - 18. 4 International Drive
 - 19. 1055 Washington Boulevard
 - 20. 200 Summit Lake Drive
 - 21. 500 Summit Lake Drive

Environmental Sustainability

EFFICIENCY STRATEGY



11 MADISON, ICE PLANT

“PRODUCING ICE DURING THE NIGHT AND USING IT FOR COOLING DURING THE DAY REDUCES DAYTIME ELECTRICITY USE. THIS ALLEVIATES THE STRAIN ON THE ELECTRICAL GRID AND LOWERS ENERGY COSTS.”

Ralph DiDomenico
Chief Engineer, 11 Madison Avenue
SL Green Realty Corp.

\$14.3 MILLION IN LIFETIME SAVINGS
1.4 MILLION POUNDS OF CARBON AVOIDED

OCCUPANCY SENSORS

Occupancy sensors in our portfolio provide foot traffic analytics. This allows the building engineers to adjust space conditions to maximize efficiency and tenant comfort.



ENERGYDESK

“Our real-time energy management platform, EnergyDesk, facilitates direct building communication with the Grid, our tenants, and ConEd, equipping our engineering staff with the ability to be responsive to the dynamic needs of New York City.”

Richard Currenti
Senior Vice President,
Director of Engineering
SL Green Realty Corp.



Environmental Sustainability

PARTNERING WITH OUR TENANTS

Building long-lasting relationships with tenants is at the heart of SL Green’s business, beginning with a commitment to support their environmental initiatives through data transparency and green operational standards. SL Green’s team is positioned to assist tenants in pursuing LEED

and WELL certifications, incentives, and energy saving opportunities. Sustainability goals are achieved when landlords and tenants have shared accountability and a commitment to corporate responsibility.



BLOOMBERG
919 THIRD AVENUE

Bloomberg

Bloomberg integrates sustainability into every aspect of its business, including waste management. Bloomberg has established an aggressive goal of diverting 90% of waste from landfill by 2020. Compost of organic waste is vital in order to achieve this goal. SL Green has instituted a unique operational schedule to accommodate Bloomberg’s composting program at 919 Third Avenue.

WITH OVER 100,000
NEW YORKERS
WORKING THROUGHOUT
SL GREEN’S
PORTFOLIO, TENANT
PARTNERSHIPS
ARE FUNDAMENTAL.



COHNREZNICK CAPITAL
420 LEXINGTON AVENUE



Through NYSERDA’s Commercial Tenant Program, SL Green was able to provide a free energy analysis for our tenant at 420 Lexington Avenue, CohnReznick Capital—a renewable energy investment bank. Further strengthening their commitment to sustainability, we provided actionable insights, identified savings opportunities, and introduced technologies allowing their office to achieve greater operational excellence.



NY GREEN BANK



To implement the savings opportunities identified through NYSERDA’s Commercial Tenant Program, SL Green is facilitating financing options for its tenants. SL Green is working with the NY Green Bank to mobilize private capital for efficiency initiatives and technologies to be implemented in tenant spaces.



UN WOMEN
220 EAST 42ND STREET

Beginning their journey in April 2013, UN Women established the goal of achieving a LEED Commercial Interiors (CI) certification in their office space. Completion of UN Women’s 4th floor office renovation in 2018 made UN Women the first tenant at 220 East 42nd Street—a U.S. national historic landmark building—to receive a LEED CI Certification. This achievement was made possible because SL Green pursued a base building LEED certification, which contributed the final five points required to make the UN Women’s LEED certification official.

OUR
VISION
FOR
SOCIAL
RESPONSIBILITY

At SL Green, employees are our greatest asset and are integral to the Company's success. We champion the growth of our people to their highest potential by offering a wide array of opportunities for education, training, and volunteerism. Employees are happiest, healthiest, and most productive when immersed in a work culture that prioritizes wellness and community.

As the interest for social engagement has grown, so has our commitment to shaping the workplace of the future. Our collective vision is to build a greater New York and leverage our sphere of influence to inspire altruism.

SL Green employees have been endowed with the time and resources to contribute significantly to the advancement of New York City. Our role as an active player in the development of both our skyline, and the greater New York community, confers a shared sense of fulfillment that unifies our people.



Lynne-Courtney Hodges
Vice President of Human Resources
SL Green Realty Corp.

“TO ATTRACT AND
RETAIN A BEST-IN-CLASS TEAM,
WE FOCUS ON TOTAL
WELLNESS. THAT MEANS HEALTH,
EDUCATION, COMMUNITY
ENGAGEMENT, AND DIVERSITY
ARE AT THE FOREFRONT
OF OUR PLANS.”

Social Responsibility

OUR PEOPLE

SL Green is focused on fostering a healthy work culture through talent attraction, professional development, and diversity and inclusion practices. Its success is a direct result of the Company’s best-in-class team and their dedication to excellence.

SL Green is committed to workplace diversity in all its forms, with an employee population that reflects a microcosm of the city itself. Our workforce represents this diversity across race, gender, and thought.



AN EMPLOYEE ENGAGEMENT SURVEY INDICATED THAT 90% OF EMPLOYEES ARE PROUD TO WORK FOR SL GREEN AND 91% ARE CONFIDENT THAT SL GREEN OPERATES IN A SOCIALLY RESPONSIBLE MANNER.

SL Green offers a robust benefits package that addresses physical, mental, and financial wellness as equally important parts of a whole. The Company’s approach to curating this suite of benefits holds employee feedback and fulfillment as a central consideration.

SL Green conducts employee engagement surveys and uses employee feedback to enhance its existing offerings. These initiatives address paid time off policy, parental leave, and voluntary benefits. Recent feedback from employees resulted in the addition of a charitable contribution match program and employer-sponsored volunteer days for all employees. Additionally, environmentally conscious fund options were introduced to the Company’s 401(k) lineup, allowing SL Green’s team to align financial decisions with personal values.

Corporate Personnel	Gender		Age		
	Male	Female	Less than 30 years old	30 – 50 years old	More than 50 years old
Total number of employees	159	147	69	161	76
Permanent	159	147	69	161	76
Temporary	0	0	0	0	0
Full-time	159	146	68	161	76
Part-time	0	1	1	0	0

50% OF SL GREEN'S CORPORATE AND BUILDING PERSONNEL ARE REPRESENTED BY RACIAL MINORITIES

Social Responsibility

LIVING GREEN

The office of the future is not only sustainable and energy efficient, but it is also an environment that facilitates work-life balance and wellness for occupants.

SL Green provides tenants with premier experiences. The result is Living Green, a program that offers a suite of wellness amenities including yoga, meditation, educational speaking events, and health-food pop-ups in partnership with Better Spaces. Through this program, standard office spaces will be redefined to create a culture of community, productivity, and health.



"OUR GOAL IS TO OFFER THE MOST AMENITIZED AND ADVANCED SPACES FOR TENANTS LOOKING TO GROW THEIR BUSINESS AND PROVIDE THEIR EMPLOYEES WITH A TOP-OF-THE-LINE WORK EXPERIENCE."

Steven Durels
Executive Vice President,
Director of Leasing and Real Property
SL Green Realty Corp.

"LIVING GREEN IS IN LINE WITH THE TYPES OF AMENITIES THAT OUR EMPLOYEES REQUEST AND DESERVE."

ABN AMRO Tenant
100 Park Avenue

Social Responsibility

COMMUNITY
ENGAGEMENT

Volunteerism and philanthropy are ingrained in SL Green’s ethos. SL Green’s events touch and inspire over 150,000 New Yorkers. Partnering with tenants extends SL Green’s reach and collectively makes a significant impact on the surrounding community.

AWARDED THE
CHANGEMAKER AWARD
BY THE NYC
MAYOR’S OFFICE OF
SERVICE IN
RECOGNITION OF
SL GREEN’S
VOLUNTEERISM AND
PHILANTHROPIC
EFFORTS (2018).



\$1 MILLION
IN CHARITABLE
CONTRIBUTIONS



130 EVENTS



900 CHILDREN AT
BELLEVUE HOSPITAL
RECEIVE SL GREEN’S
TOY DONATIONS



2,000 POUNDS
OF FOOD
COLLECTED

OUR
VISION
FOR
STRONG
GOVERNANCE

SL Green conducts its business in accordance with the highest moral, legal, and ethical standards. Our reputation for integrity is the backbone of the public’s confidence in our Company.

It’s no longer enough to focus solely on financial performance. Management must address all material environmental, social, and governance issues that affect our business. We at SL Green hold ourselves to the highest standard through regulatory compliance, policies, and stakeholder engagement.

Edward V. Piccinich
Chief Operating Officer
SL Green Realty Corp.

Companies are expected to epitomize corporate citizenship and adopt socially responsible practices. Building meaningful relationships with our stakeholders is earned through clear and open communication, which is an integral component to our governance strategy.

There is a shared accountability among SL Green’s employees to operate in accordance with the highest level of ethics.



“TRUST FROM OUR
STAKEHOLDERS IS BUILT
ON TRANSPARENCY.”

Strong Governance

MANAGEMENT PRINCIPLES

SL Green’s risk management framework is built on sound governance. Policies governing environmental, social, and governance topics ensure SL Green’s operations balance financial responsibility with corporate citizenship. Additional policies can be accessed from SL Green’s website: www.slgreen.com/sustainability.

EMBRACING STEWARDSHIP OF THE ENVIRONMENT

EMISSIONS REDUCTION

SL Green’s commitment to creating a greener footprint includes reducing emissions across our properties. We work with tenants, employees, and other stakeholders to realize these goals by setting targets, providing resources, building awareness, supplying tools, creating effective monitoring strategies, and monitoring our progress and achievements. SL Green has set a target for a 30% intensity reduction in Scope 1, 2, and 3 (down-stream) CO₂e per square foot, with a baseline of 2012, and a target year of 2025.

EFFICIENT USE OF NATURAL RESOURCES

SL Green is committed to environmentally sustainable initiatives and innovation that deliver energy and natural resource efficiency. We continue to introduce a broad platform of market-leading initiatives to address energy usage and natural resource consumption that deliver value for our business, tenants, and community.

CREATING ENVIRONMENTAL AWARENESS

SL Green is committed to regularly promoting environmental awareness among our tenants, employees, industry, local communities, and other stakeholders.

ENSURING THE WELL-BEING OF STAKEHOLDERS, EMPLOYEES, AND TENANTS

DIVERSITY

SL Green cultivates a diverse workforce that is inclusive and encourages employees to collaborate and contribute, regardless of race, color, religion, national origin, sex, sexual orientation, age, disability, veteran status, or other characteristic protected by law.

HEALTH AND SAFETY

SL Green is committed to protecting, and aims to improve, the health, safety, and well-being of our employees, tenants, vendors, and communities through active engagement, education, and deployment of various programs and resources.

COMMUNITY INVOLVEMENT

This entails proactively connecting our properties to the local community and engaging with, and incorporating feedback from, city and neighborhood leaders, law enforcement, transportation and public safety officials, planners, local business groups, chambers of commerce, schools, libraries, charities, resident associations, and philanthropies.

IMPLEMENTING SOUND GOVERNANCE PRACTICES

SHAREHOLDER ENGAGEMENT

As per the rules of the Securities and Exchange Commission, stockholders are permitted to submit proposals to be included in our proxy materials if the stockholder and the proposal satisfy the requirements specified in Rule 14a-8 under the Exchange Act.

WHISTLEBLOWER PROGRAMS

SL Green’s Board Audit Committee has established procedures for the receipt, retention, and treatment of complaints received regarding accounting, internal accounting controls, or auditing matters and the confidential and anonymous submission by our employees of concerns regarding questionable accounting or auditing matters.

DATA PRIVACY

SL Green is committed to guard the personal information shared with us to ensure the content and services that we provide are always tailored to a user’s current, designated preferences. SL Green does not offer or allow the selling of any user-provided information to third parties.

BUSINESS ETHICS

SL Green’s Code of Business Conduct and Ethics addresses compliance with applicable laws, conflicts of interest, use and protection of the Company’s assets, confidentiality, as well as communications with the public, accounting matters, records retention, fair dealing, discrimination, harassment, and health and safety.

ANTI-BRIBERY AND CORRUPTION

SL Green is committed to operating our business in accordance with the highest moral, legal, and ethical standards. No employee should ever receive a payment or anything of value in exchange for a decision involving the Company’s business, and no employee should offer anything of value to government officials or others to obtain a particular result.

FAIR COMPETITION

SL Green is committed to dealing fairly with its tenants, contractors, suppliers, employees, and other third parties.



Strong Governance

STAKEHOLDER ENGAGEMENT

SL Green identifies stakeholders as those who affect SL Green’s business, and those who are potentially affected by the business. The following table includes examples of topics raised by SL Green’s stakeholders:

Stakeholder Group	Engagement Frequency	Engagement Method	Topics Raised
Board of Directors	Annual	→ Sustainability Report → Institutional Investor Conference → Annual Presentation	Energy, Emissions, Water, Effluents and Waste, Local Community, Economic Performance, Environmental Compliance, Socioeconomic Compliance
Employees	Ongoing	→ Annual Company Luncheon → Employee Satisfaction Survey → Ongoing Program Updates → Training and Education → Volunteerism	Freedom of Association and Collective Bargaining, Diversity, Nondiscrimination, Equal Pay, Occupational Health and Safety, Employment, Training and Education, Child Labor, Forced or Compulsory Labor, Labor/Management Relations
Executive Team	Monthly	→ Annual Presentation → Institutional Investor Conference → Quarterly Status Reports → Sustainability Report	Energy, Emissions, Water, Effluents and Waste, Local Community, Economic Performance, Environmental Compliance, Socioeconomic Compliance
Industry Peers	Ongoing	→ Joint Ventures → Sustainability Committees → Trade Associations	Energy, Emissions, Water, Environmental Compliance, Effluents and Waste, Public Policy, Local Community, Customer Privacy, Economic Performance, Indirect Economic Impacts
Investors	Ongoing	→ Annual Report & 10-K → Proxy Statement → Sustainability Report → Updates published to slgreen.com/sustainability	Economic Performance, Anti-corruption, Environmental Compliance, Socioeconomic Compliance, Diversity
Local Community	Ongoing	→ Philanthropy → Volunteerism → Business Improvement Districts → Civic Engagement	Energy, Emissions, Water, Effluents and Waste, Indirect Economic Impacts, Local Community, Biodiversity, Public Policy
Sustainability Consultant	Ongoing	→ Energy Management → Green Building Certification → Sustainability Policy Development	Energy, Emissions, Water, Environmental Compliance, Effluents and Waste, Public Policy, Supplier Environment Assessment
Tenants	Ongoing	→ Town Hall Meetings → Tenant Satisfaction Survey → Newsletter and Webinar → Green Building Certification	Security, Customer Health and Safety, Materials, Energy, Emissions, Procurement Practices, Customer Privacy

Strong Governance

MATERIALITY

In 2017, SL Green performed a complete materiality assessment that was informed by stakeholder engagement processes. SL Green determined that the topics identified as material to the Company increased from 2016 to 2017. A detailed description of the materiality assessment process is presented below.

SL Green’s materiality assessment involved highlighting the sustainability topics that were most meaningful to stakeholders and relevant to the company. To initiate the materiality process and substantiate the chosen material topics, SL Green engaged priority stakeholders in 2017 and

continues to engage stakeholders on an ongoing basis. While targeted engagement was not undertaken solely for the purpose of this report, ongoing stakeholder engagement continues to inform reporting content.

As part of the materiality assessment, a quantitative analysis was performed to rank all aspects based on importance to, and potential impact on, SL Green and priority stakeholders.

SL Green chose to include the material topics—those which fell in the top quartile of the materiality matrix—and an assortment of nonmaterial topics—those which

fell outside the top quartile but were nevertheless important to the Company and its stakeholders. The SL Green executive team reviewed the topics and approved the inclusion of them in this year’s report. The topics cover environmental, social, and governance aspects and include several metrics from the real estate sector supplement. The chosen aspects were then paired with the respective GRI key performance indicators in the materiality matrix below:



About This Report

This is SL Green’s sixth annual sustainability report, which covers the 2017 calendar year. This report is “In Accordance—Core” with the GRI Standards framework and includes disclosures from the Construction and Real Estate (CRE) Sector Supplement. The GRI Content Index can be found at www.slgreen.com/sustainability.

SL Green collected available data from all properties listed in which the Company maintains direct operational control, including those in New York City and in the greater New York metropolitan area. Data from subsidiaries, leased facilities, outsourced operations, and other entities are not included in this report. In order to compile a complete and accurate set of data to report on environmental performance, SL Green hired Sustainable Investment Group, a sustainability consulting firm, to collect, analyze, and report on each data metric. Sustainable Investment Group worked with SL Green management and building staff, service providers, and utilities to collect data for energy and water consumption, greenhouse gas (GHG) emissions, and waste data.

The GHG inventory process was performed in accordance with quantification methodologies of the GHG Protocol. Data collection methods are shown below. After all data was collected, Sustainable Investment Group converted the energy consumption quantities into carbon emissions using industry standard emissions factors and global warming potentials published by the GHG Protocol. If any data was not available, estimates were used as needed.

Data was collected by requesting aggregate utility data from Consolidated Edison that captured all energy used by each property. In addition, tenant utility data was collected directly from the tenants via direct meters and/or submeters. Scope 1 consumption and emissions were calculated by taking the aggregate on-site emissions factors (fuel oil, natural gas, and refrigerant) and removing tenant fuel and refrigerant usage found in Scope 3. Scope 2 consumption and emissions were calculated in similar fashion by subtracting the tenant distributed energy (electricity and steam)

from the total electricity and steam usage found in aggregate building data. Scope 3 consumption and emissions were calculated by taking the aggregate on-site emissions factors (fuel oil, natural gas, and refrigerant) as well as aggregate distributed energy (electricity and steam) and removing base building fuel, refrigerant, electricity, and steam usage. Waste amounts were determined by taking the total waste removed from the site and the individual diversion quantities reported from the waste hauler on a monthly basis. The waste diversion was calculated by taking the total diverted amount for the year and dividing by the sum of landfill plus diverted waste for the year. Water data was collected by gathering aggregate water data. Refrigerant emissions were calculated by collecting a list of equipment within each building and the refrigerant capacity of the system as well as any leaks. If a piece of equipment did not have leaks, a 0.5% leakage rate was assumed to match LEED O+M standard. The square footage of each building was sourced from the reported gross square footage of each building as reported in annual Benchmarking Report under Local Law 84.

The 2017 environmental performance (energy, water, waste, and emissions) of the portfolio was compared with 2016 environmental performance. Data collection methodologies were unchanged between these two years, but there were a few differences with the emissions calculations. The first was the use of an updated emissions factor for district steam from the utility. The second difference is that refrigerant emissions were calculated using actual leakage or a minimum of 0.5% per LEED O+M requirements.

The contact person for this report is Laura Vulaj, Senior Vice President, Operations and Director of Sustainability (laura.vulaj@slgreen.com).

Reporting Properties

- 10 East 53rd Street
- 100 Church Street
- 100 Park Avenue
- 11 Madison Avenue
- 110 East 42nd Street
- 1185 AoTA
- 125 Park Avenue
- 1350 AoTA
- 1515 Broadway
- 220 East 42nd Street
- 304 Park Avenue South
- 420 Lexington Avenue
- 461 Fifth Avenue
- 485 Lexington Avenue
- 521 Fifth Avenue
- 555 West 57th Street
- 625 Madison Avenue
- 635 AoTA
- 641 AoTA
- 711 Third Avenue
- 750 Third Avenue
- 810 Seventh Avenue
- 919 Third Avenue
- 100 Summit Lake Drive
- 1010 Washington Boulevard
- 1055 Washington Boulevard
- 200 Summit Lake Drive
- 360 Hamilton Avenue
- 500 Summit Lake Drive
- King Street Buildings 1-6
- Landmark Square Buildings 1-7

About SL Green

SL Green Realty Corp., an S&P 500 company and New York City’s largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of June 30, 2018, the Company held interests in 116 Manhattan buildings totaling 49.3 million square feet. This included ownership interests in 28.3 million square feet of Manhattan buildings and debt and preferred equity investments secured by 21.1 million square feet of buildings.

In addition, the Company held ownership interests in 21 suburban buildings totaling 2.9 million square feet in Brooklyn, Westchester County, and Connecticut as part of the Reckson portfolio. Reckson Associates Realty Corp., or Reckson, and Reckson Operating Partnership, L.P., or ROP, are wholly-owned subsidiaries of SL Green Realty Corp. SL Green incorporates Environmental, Social, and Governance considerations into all new investment decisions.

As of December 31, 2017, SL Green had 1,065 full-time employees, 212 of whom were managers and professionals, 754 of whom were hourly-paid employees involved in building operations and 99 of whom were clerical, data processing, and other administrative employees.





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