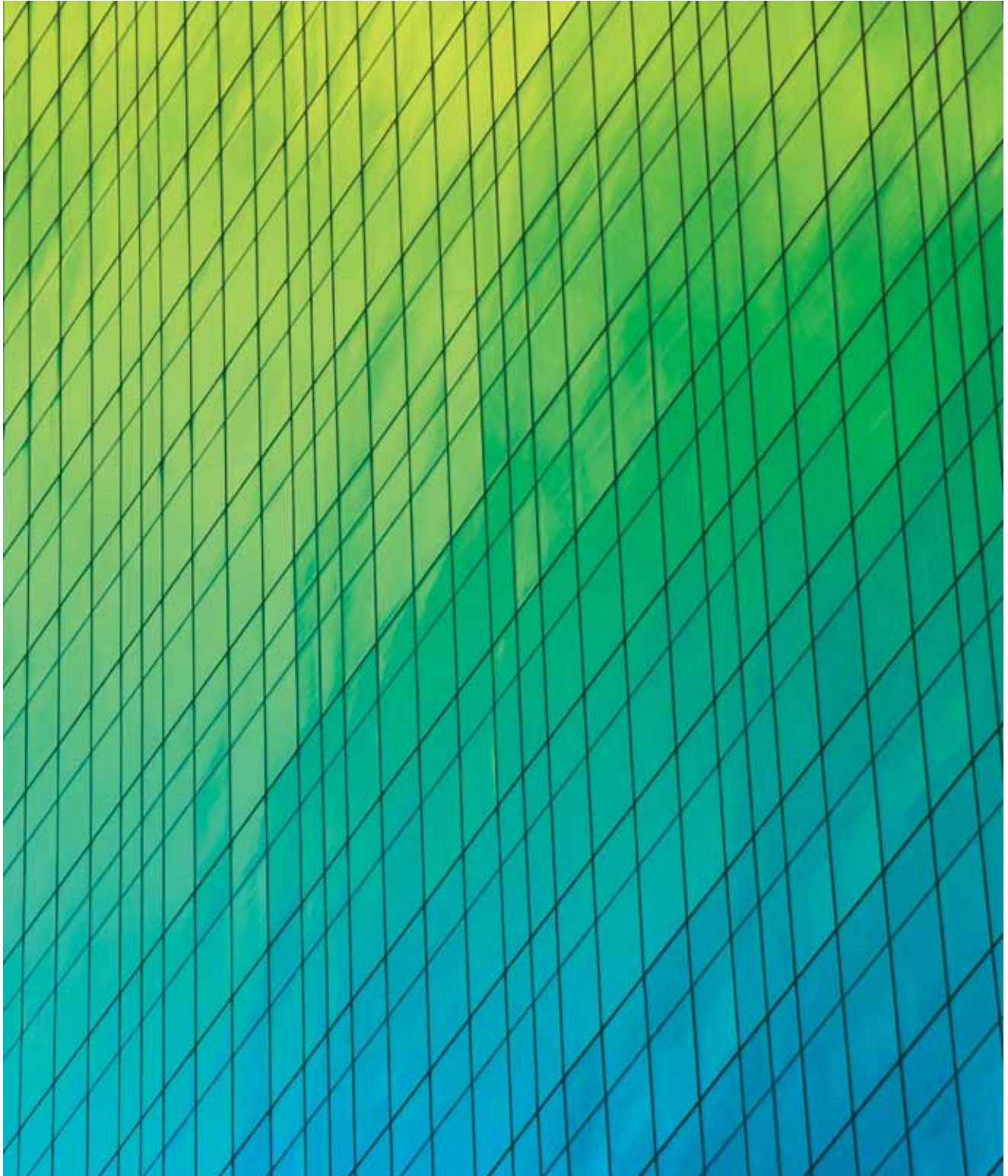


# WHAT IT MEANS TO BE **GREEN**

SL Green Realty Corp.  
2013 Sustainability Report



## **A Message From Our CEO**

Green is more than just our name. For us, sustainability means a serious commitment to investing in efficiency, collaborating with our tenants, serving our community, and leading the way for our industry. It is a powerful tool that makes SL Green's business performance better as we save money, conserve finite resources, and establish a new model for environmental responsibility.

With the commitment and guidance of our company's Board of Directors and executive management team, I am proud of the ongoing dedication and ingenuity by our employees to redefine industry standards for sustainable success. We continue to introduce new progressive technologies that dramatically reduce energy consumption, conserve water, improve recycling, and advance environmental awareness, education and participation across our industry and community.

While operating in a market dominated by mature buildings with significant city-wide sustainability challenges, the SL Green team has positioned our portfolio for success, and 2012 marked a significant year featuring key advancements. Cutting edge LED lighting was introduced to save \$900K annually. Building recycling rates exceeded 75%, more than double the national average, while water efficiency measures helped save more than 13 million gallons annually. These achievements were recognized with industry awards including our third LEED-EB Gold Certification, 24 US EPA Energy Star Labels, and a National Recycling Award from Armstrong World Industries.

We are acutely aware that the success of our sustainability program goes hand in hand with overall company success. 2013 promises new opportunities and challenges for SL Green. We will continue to pursue our commitment to a 15 percent energy reduction by 2020, capitalizing on innovative technology available today, while actively engineering new solutions for the future. We will provide greater insight for tenants, shareholders and the industry, through reporting and incorporation of International Green House Gas protocol standards. New programs across the portfolio will continue to exceed tenant sustainability goals, and help them achieve environmental certifications. As the New York real estate market continues to grow, SL Green will continue to be at the forefront of environmental innovation to make our community and business better.

Marc Holliday  
Chief Executive Officer

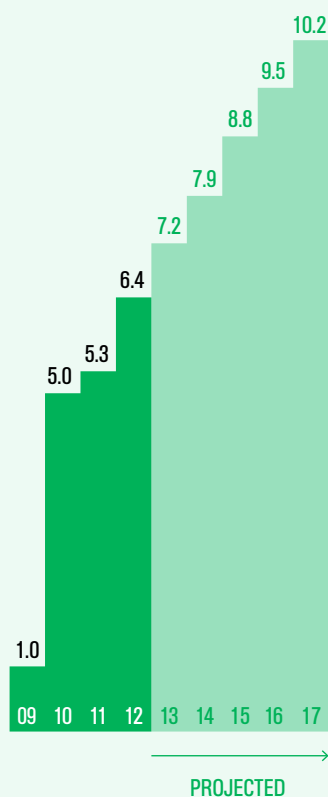
---

**FOR SL GREEN,  
BEING GREEN  
MEANS A SERIOUS  
COMMITMENT  
TO INVEST IN  
GREATER EFFICIENCY,  
COLLABORATE  
WITH OUR TENANTS  
AND LEAD THE  
WAY FOR  
OUR INDUSTRY.**

---

## Targeted Annual Energy Efficiency Savings

In millions of dollars



SL Green continues to invest in key energy efficiency projects, rapidly expanding savings, to achieve a 15% reduction by 2020.

## Small Steps Equal Big Changes

The timeline of our sustainability program is strikingly simple: start small and build sophistication over time. SL Green's core approach to sustainability consists of a well-planned strategic outline approached in an evolutionary manner.

Every company is capable of utilizing sustainability as a key business tool. Sustainability offers a blank canvas for establishing new opportunities to improve building efficiency, help tenants expand their environmental programs, and achieve sustainable certifications that expand credibility and recognition throughout the real estate market. But the quality and longevity of that success will be determined by the means of its implementation. Yes, sustainability programs make business sense, and have allowed SL Green to effectively achieve more than \$6M in annual savings through dedicated efficiency measures. However, while economics provide a compelling argument for ongoing development, sustainability's successful growth depends on one critical component—behavior.

Sustainability requires an adjustment in how things are done and how we think about business. Long-term success requires a slow, progressive modification of behavior. If a stick bends too quickly, it breaks. However, if it is bent slowly, we can successfully reach our goals. Similarly, by establishing small stepping stones, and allowing behavior to adapt slowly, will be successful, gradually achieving greater levels of environmental success through progressively larger and more complex initiatives. In 2007, SL Green was aware of the developing efficiency opportunities, and utilized small improvements such as LED exit signs and occupancy sensors to incrementally foster our first steps. As behavior shifted, the stage was set for new and more complex opportunities: 40 percent more efficient tenant lighting, HVAC upgrades that improved building performance by 20%, renewable energy including solar and cogeneration, and more. SL Green didn't need to jump in head first or even feet first. We tested the waters first and then took an evolutionary approach to sustainability.

Looking forward, SL Green is already exploring advanced products and technologies, such as: real-time smart building systems, progressive equipment that improves performance by 30%, new infrastructure that reduces water consumption by 20%, renewable energy resources that provide 10% of a building's energy needs, techniques that reduce landfilled construction waste by 75% and will help us recycle 90% of office waste. The sustainability horizon is brimming with opportunities, and through the gradual evolution of behavior, SL Green will achieve those goals successfully for our business, our tenants and our community.

Jay Black  
Director of Sustainability

---

# GREEN ON GREEN

## SL GREEN'S APPROACH TO SUSTAINABILITY

SL Green Realty Corp. is committed to market-leading sustainability initiatives and innovations that deliver efficiency, value, and health for our business, tenants, and community.

As New York City's largest commercial property owner, SL Green addresses energy and natural resource consumption, air quality, transportation, recycling, and education through a comprehensive sustainability strategy.

SL Green's sustainability program has achieved success across a broad platform of initiatives focused on three key areas: *efficiency*, *tenant experience*, and *industry leadership*.



### EFFICIENCY

SL Green is committed to savings through reduction in energy and water consumption, and waste generation:

Reduce energy consumption by 15% by 2020.

Capitalize on innovative technologies available today and actively engineer new solutions for the future.

Director of Sustainability to work closely with executives, property management, leasing, and accounting to achieve efficiency goals.



### TENANT EXPERIENCE

SL Green views its tenants and community as key partners in its sustainability initiatives:

Provide key support and data to help tenants exceed their corporate goals and industry certifications.

Establish education and awareness to communicate building environmental programs and opportunities.



### INDUSTRY LEADERSHIP

SL Green is a model for industry achievement in sustainability:

Develop and encourage community participation by its employees and tenants.

Sponsor and participate in industry/academic speaking events.

Receive recognition through awards and establish key environmental relationships including the US EPA.



---

# GREEN IS INVESTING IN A BRIGHTER FUTURE.

## Focus : EFFICIENCY

### **Efficiency Is The Key To Environmental And Economic Success.**

SL Green continues to address energy, water, and waste programs by targeting efficiency. Providing extensive environmental benefits, efficiency is a tool to make our business better. Rapidly expanding its commitment, SL Green has dedicated more than \$10 million toward energy efficiency programs retrofit since 2009, building on retroactive building upgrades throughout the portfolio, and has achieved savings of \$6.4 million this year alone. Addressing cutting edge lighting, HVAC, and operational management technologies, SL Green capitalized on \$1.7 million in incentives to reduce gross project costs, achieving an average payback of only 2.75 years. With enough energy saved to power 2,700 American homes, SL Green is just getting started.



An aerial photograph of a city skyline at night, featuring numerous illuminated skyscrapers. The image has a green tint. The text "6.4 MILLION DOLLARS SAVED ANNUALLY" is overlaid in white, bold, sans-serif font in the upper right quadrant.

**6.4 MILLION DOLLARS  
SAVED ANNUALLY**





# EFFICIENCY

## Small Steps Equal Big Savings

First, it was occupancy sensors and LED exit signs. Then upgrades to tenant lighting delivered 40 percent greater efficiency, and in 2009, a portfolio lighting retrofit that saves \$600,000 annually. The lucrative potential of energy efficiency was quickly evident. In 2010 SL Green rapidly expanded to address “low-hanging fruit” HVAC opportunities. Using state-of-the-art building systems including advanced automation, high efficiency motors and variable frequency drives, we were able to reduce a building’s energy use by 20%. Simultaneously, progressive real-time energy management programs optimized annual performance by an additional \$4M. In 2011, a 100-kW solar panel system was installed on a Connecticut property to provide 7% of its’ annual energy use. In 2012, SL Green completed a 22-property retrofit installing cutting-edge LED lighting technology to save \$900,000 annually.

## GREEN, BY THE NUMBERS

### EFFICIENCY SAVINGS

Energy, Water, and Recycling initiatives save vital resources and provide significant cost savings for SL Green.

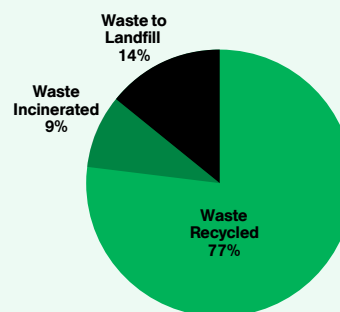
#### Energy Efficiency:

In millions of dollars

\$ 0.6	Lighting Upgrades
\$ 0.9	HVAC Upgrades
\$ 0.9	LED Lighting Retrofit
\$ 4.0	Operational Optimization
\$ 6.4	Total Annual Savings

#### Recycling Efficiency:

77% Recycling Rate



#### Water Efficiency:

13 Million Gallons Saved Annually





## Changing Bulbs—For the Better

### 22 Properties Install Cutting Edge LED Technology

Capitalizing on leading market technology, SL Green completed the installation of more than 17,000 LED lamps across twenty-two properties to save \$900,000 annually. Lighting comprises 30% of a building's energy use. By using LED in retrofits, energy use is dramatically reduced by nearly 55%. In addition, LEDs provide superior lamp life, often greater than eight years, which is three to four times longer than other lighting technologies. To maximize savings, SL Green focused on high usage common areas including lobbies, garages, stairs and mechanical areas to complete one of the nation's largest multi-property LED retrofits to date.



919 Third Avenue lobby (top) and 125 Park Avenue lobby (bottom) retrofit with LED Lighting



## Low Flow, High Efficiency

### Portfolio Retrofit saves 13 Million Gallons Annually.

Based on a program implemented as part of 360 Hamilton Avenue's LEED-EB Gold Certification, Operation teams completed a simple and cost effective retrofit to significantly reduce water use throughout the portfolio. Faucet aerators within common area restrooms were replaced with new low-flow models to reduce water use by as much as 80%, saving 13 million gallons annually. This is equivalent to 17 Olympic swimming pools, saving \$110,000 annually with a project payback of only four months.

💡 × 17,000

Number of LED bulbs installed throughout 22 properties to save \$900,000 annually.



## Real-Time Energy Management

### Building Information Optimizes Energy Performance

Throughout the New York City portfolio, a moment to moment energy monitoring program was installed to provide real-time feedback on a building's energy use. The program was initially designed to meet energy curtailment and demand response requirements, generating annual revenue of \$350K through utility incentive programs. The program quickly expanded into a web based platform offering Operations staff key visual insight into a building's energy usage and system operations. Providing benchmarking, trending, and equipment monitoring capabilities, this system allows property managers to make more informed real-time decisions, optimizing energy performance to save \$4M annually.

---

## Energy Consumption

The energy consumption by SL Green properties' shared landlord services between January 1, 2012 and December 31, 2012 was:

<b>Fuels</b>	(Natural Gas, Oil Fuel, Diesel fuel)	<b>49,555 MWh</b>
<b>District Services</b>	(Steam, Chilled Water)	<b>229,056 MWh</b>
<b>Electricity</b>		<b>221,673 MWh</b>

The energy consumption by SL Green tenants between January 1, 2012 and December 31, 2012 was:

<b>Fuels</b>	(Natural Gas, Oil Fuel, Diesel fuel)	<b>4,116 MWh</b>
<b>District Services</b>	(Steam, Chilled Water)	<b>7,431 MWh</b>
<b>Electricity</b>		<b>184,006 MWh</b>

The total renewable energy produced on-site at SL Green properties and purchased off-site between January 1, 2012 and December 31, 2012 was:

<b>Renewable Energy Produced On-Site</b>	<b>133 MWh</b>
<b>Renewable Energy Purchased Off-Site</b>	<b>2,795 MWh</b>

---

## GHG Emissions

The daily business operations of organizations in the real estate sector generate direct and indirect GHG emissions. These Greenhouse gases are widely acknowledged to contribute to climate change. In order to identify SL Green and its tenant's impact on the environment due to these gases, the company's carbon emissions for the period January 1, 2012 until December 31, 2012 were calculated.

**The Scope 1, Scope 2, and Scope 3 GHG Emissions generated by SL Green properties between January 1, 2012 and December 31, 2012 were:**

<b>Scope 1 Emissions</b>	Base building direct energy	<b>27,925 mtCO2e</b>
<b>Scope 2 Emissions</b>	Base building indirect energy	<b>101,332 mtCO2e</b>
<b>Scope 3 Emissions</b>	Tenant energy usage	<b>59,873 mtCO2e</b>
<b>Total Combined Scope 1, 2 and 3 Emissions</b>		<b>189,130 mtCO2e</b>

"mtCO2e" represents metric tons of CO2-"equivalent" and includes the combined equivalent CO2 of the three major Greenhouse Gases, CO2, CH4 and N2O.

## Water Conservation

**The total water consumed by SL Green properties between January 1, 2012 and December 31, 2012 was:**

<b>Total Water Consumption</b>	<b>2,081,938 cubic meters</b>
--------------------------------	-------------------------------

## Waste Management

**The total waste from SL Green properties by type between January 1, 2012 and December 31, 2012 was:**

<b>Total Weight of Hazardous Waste</b>	<b>22 metric tons</b>
<b>Total Weight of Non-Hazardous Waste</b>	<b>11,111 metric tons</b>

**The total proportion of waste by disposal route from SL Green properties between January 1, 2012 and December 31, 2012 was:**

<b>Recycled</b>	<b>77%</b>
<b>Landfilled</b>	<b>23%</b>



---

# GREEN IS MAKING IT EASY TO PITCH IN.

## Focus : TENANT EXPERIENCE

### Exceeding Tenant Environmental Programs

SL Green's sustainability initiatives enhance our tenants' "best in class" experience by helping them exceed their own environmental goals through education and outreach programs, and to achieve LEED Certifications through high performance environmental initiatives such as green cleaning. SL Green's programs contribute more than 26 points (2/3 of the points necessary) toward achieving a tenant LEED-Commercial Interior Certification. To date, SL Green has assisted with the certification of more than 400,000 square feet of tenant office space, including the offices of AECOM, Heineken USA, and SL Green's own White Plains office at 360 Hamilton Avenue, all of which received Gold level designations in 2012.





**77 PERCENT**  
RECYCLING RATE



# TENANT EXPERIENCE

## Sustainability Creates A New “Best in Class” Experience

SL Green’s focus on healthy working environments supports our tenants’ growing commitment toward corporate environmental initiatives. By providing a new level of service throughout its portfolio, SL Green helps tenants achieve critical LEED-Commercial Interior points for tenant Construction. This is achieved through advancements in SL Green’s building programs and technology that offer enhanced sustainability performance. Through the use of electronic media, one-on one meetings, building wide presentations, and environmental activities, SL Green works to build tenant interest, awareness and participation in its sustainability programs.

## GREEN, BY THE NUMBERS

### LEEDING THE WAY

SL Green properties contribute more than 26 points—2/3 of the points necessary to achieve a tenant’s LEED certification.

1  
POINT

High performance green cleaning



7  
POINTS

Access to premier mass transit systems



7  
POINTS

Access to development density and community amenities



2  
POINTS

Parking availability and promotion of sustainable alternative transportation



1  
POINT

Long-term lease commitment



2  
POINTS

Construction waste recycling policy  
50% = 1pt.; 75% = 2pt.



5  
POINTS

Construction plans and policies addressing indoor air quality and low-emitting materials



1  
POINT

On staff LEED accredited professional



**TOTAL  
26 POINTS**

### Additional Points Available

5  
POINTS

Selecting a LEED certified building —  
100 Park Avenue, 360  
Hamilton Avenue,  
500 West Putnam Avenue



## Recycling Office Waste & Town Hall

### Education and Awareness Builds Participation

Recycling is a core program throughout SL Green's portfolio, achieving recycling rates greater than 80% (more than double the national average.) While recycling may look easy, it requires extensive coordination and participation from Tenants, Property Managers, Cleaners, and Waste Companies. To build awareness and greater participation, SL Green conducted a thirty-two building tour using a town hall style format to share critical recycling program information with tenants and building staff.



Jay Black, SL Green Director of Sustainability leads a recycling "town hall" with tenants at 919 Third Avenue

# 26 POINTS

SL Green properties contribute 2/3 of the points necessary to achieve a Tenant's LEED Certification.

Demolished ceiling tiles are collected for recycling



## Carpet & Ceiling Tile Recycling

### 2.2M Square Feet Diverted From Landfills

In 2007, SL Green turned its attention to another significant area of waste generation: construction. Building on its core program to recycle all metal from construction sites, SL Green sought to incorporate carpet and ceiling tile as a new recycling opportunity, significantly increasing construction recycling rates by twenty-five percent. Discarded materials are recycled into new products. To date, SL Green has recycled more than 2.2 million square feet of carpet and ceiling tile, totaling more than 850 tons of debris diverted from landfills, receiving a national recycling award from Armstrong World Industries.

## LEED Plans & Policies

### Creating a sustainable foundation.

LEED continues to offer exceptional programs, including a wide variety of plans and policies that earn LEED points. SL Green has implemented water efficiency, recycling, green cleaning, tobacco smoke control, pest management and more throughout its portfolio to ensure building staff are utilizing best practices. This creates a strong environmental foundation and contributes to tenant LEED points. We termed this "LEED positioning."

## LEED-EB Cleaning

### Sustainable Cleaning For An Entire Portfolio

100 Park Avenue received a LEED-EB Silver Certification in 2009, one of New York City's first to receive this designation. SL Green implemented a green cleaning program as part of the certification. Quickly realizing the benefits, and ease with which green cleaning could be delivered throughout its portfolio, SL Green worked closely with its cleaning vendors to introduce LEED based environmentally friendly cleaning products, equipment and procedures to ensure healthier work environments for its tenants.

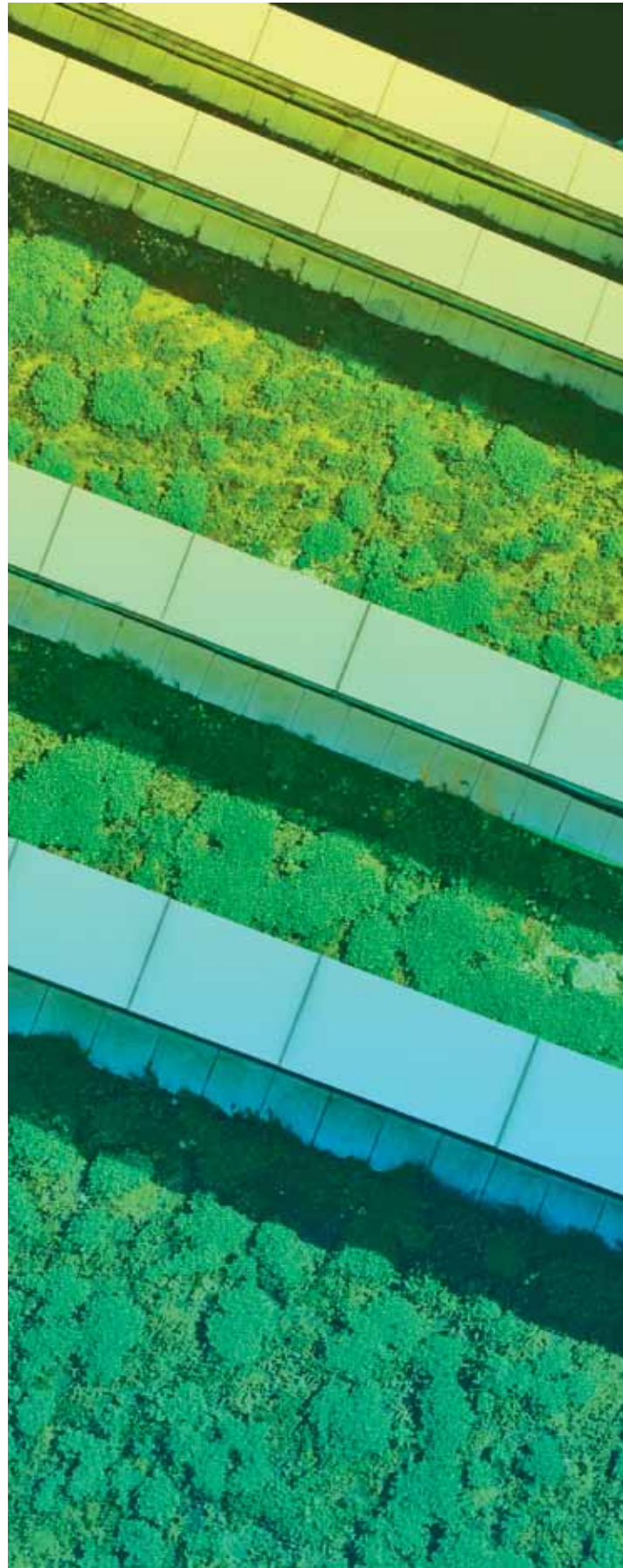
---

# GREEN IS DOING MORE TO USE LESS.

## Focus : INDUSTRY LEADERSHIP

### **Complex programs delivered in a simple message**

In 2009, SL Green received its first LEED-EB Silver Certification at 100 Park Avenue. The redevelopment of this modern classic building into a premier example of environmental achievement and was one of the first for NYC. Green roofs, recycling, high performance green cleaning, 30% more efficient advanced mechanical systems and a new façade, dramatically improved energy performance, setting the stage for its Energy Star Label status for three consecutive years. In 2011 SL Green received its second LEED Certification at 360 Hamilton Avenue and in 2013, its third at 500 West Putnam Avenue, all receiving Gold Level designations. SL Green's ongoing commitment to greater environmental standards consolidates the broad complexity of its sustainability program into the certifications it has received, synonymous with industry leadership.







**24 PROPERTIES**  
ENERGY STAR RATED





# INDUSTRY LEADERSHIP

## Complex Program Delivers Visibility

SL Green's sustainability programs have rapidly transformed the commercial real estate landscape — creating new avenues for savings, improved performance and healthier work environments. While significant reductions in energy usage, water usage and waste generation benefit SL Green and its tenants, they also demonstrate SL Green's leadership in sustainability. As a result, increased interest in sustainability throughout the industry has uncovered extensive marketing opportunities based on this "need to know". Reporting, speaking engagements, media articles, certifications, and participation in national and local environmental organizations now play a critical role in SL Green's sustainability program

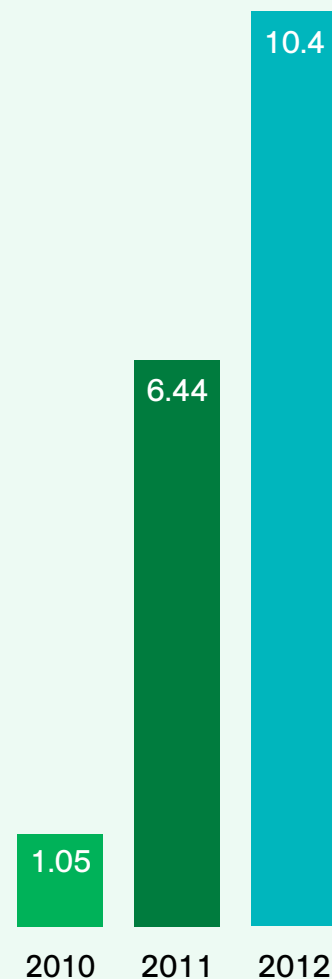
## GREEN, BY THE NUMBERS

### RISING STAR

The success of SL Green's energy efficiency program is evidenced by the rapidly increasing number of properties in its portfolio receiving the Energy Star Label. According to the US EPA, buildings with this designation are 25% more efficient than those without. With twenty four properties, totaling more than ten million square feet, currently achieving this designation, SL Green is showing why it is a leader in efficiency.

### Energy Star Label Growth

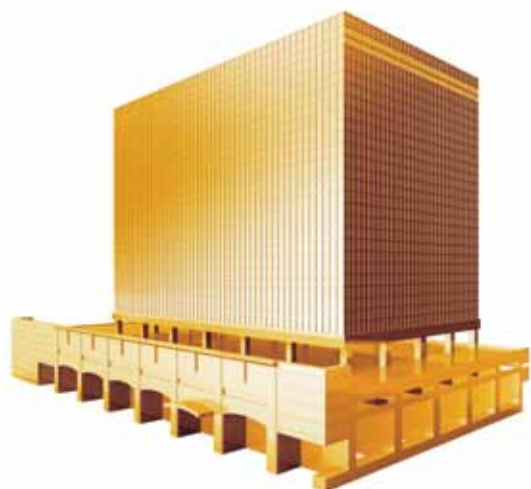
In millions of Square Feet



## LEED By Example

### Certifications become icons for program success

Solar roof panels, vegetative roofs, recycling, improved air quality, green cleaning, and reductions in energy and water use underscore the diversity and importance of green design today. As a symbol of environmental achievement, Leadership in Energy and Environmental Design, LEED, provides SL Green with a framework to achieve high quality environmental design. Since 2009, three properties have achieved this noteworthy designation, showing SL Green's commitment to sustainability. Additionally, LEED is a critical guideline for developing environmental programs, such as green cleaning, recycling, water efficiency and more, throughout the entire portfolio. As a result, SL Green properties contribute 2/3 of the points necessary for a tenant LEED certification.



▲ 360 Hamilton Avenue 100 Park Avenue ►



▲ 500 West Putnam Avenue



SILVER

#### 100 Park Avenue

*New York, New York*

SL Green's first property to achieve a LEED-EB Silver Certification. In 2009, this was one of the first in New York City to achieve this noteworthy designation.

GOLD

#### 360 Hamilton Avenue

*White Plains, New York*

Received a LEED-EB Gold Certification in 2011, this property is only one of ten buildings in New York State to publicly receive a gold level designation or higher.

GOLD

#### 500 West Putnam Avenue

*Greenwich, Connecticut*

In 2013, this property received a LEED-EB Gold Certification – one of only two buildings in Connecticut to publicly receive a gold level designation or higher.

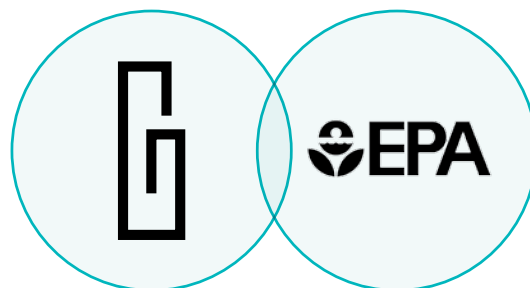
25%

Total percentage of SL Green portfolio with Energy Star label

## Partnering with the EPA

### Sharing a common vision for a sustainable future.

Earth Day 2012, SL Green established a new relationship with one of the most highly recognized environmental organizations – the US Environmental Protection Agency. Joining a short list of highly recognized companies including the NY Giants, Mets, Cushman & Wakefield, and St. John's University, SL Green signed a Memorandum of Understanding with the EPA to establish common environmental goals. Recognizing the importance of conserving finite resources, together SL Green and the US EPA will continue to address energy, water and waste efficiency programs.



---

## Leading by example

Through marketing, speaking engagements, certifications, participation in and sponsorship of local and national organizations, we are leading the way for our industry. Communicating our commitment to sustainability, SL Green assists businesses, tenants and the community, offering our experience, accomplishments, dedication, and ingenuity as an example of environmental achievement.

### Academic Speaking Events

Columbia University —  
Real Estate Development Energy  
Efficiency Conference

New York University —  
Sustainability Conference

Yale University —Real Estate and  
Energy Efficiency Conference

Pace Law University—Land Use  
and Sustainable Development  
Conference

Temple University —  
PA/NJ Sustainability Symposium

### Industry Organization Speaking Events

Urban Land Institute (ULI)

Building Owners & Managers  
Association (BOMA)

Institute and International  
Facilities & Manager's Association  
(IFMA)

Institute of Real Estate  
Management (IREM)

### Industry Organization Sustainability Program Member

Urban Green Council (NYC Chapter  
of the US Green Building Council) —  
Platinum Sponsor, Committee  
Member, and Board of Directors  
Member

Real Estate Board of New York  
(REBNY) — Sustainability  
Committee Member

New York City Energy Efficiency  
Corporation — Advisory Board

Urban Air Foundation —  
Committee Member

Urban Land Institute Sustainability —  
Committee Member

The White Plains Sustainability  
and Environmental Enhancement —  
Sponsor, Committee Member

Westchester County Climate Action —  
Committee Member

Westchester Green Business  
Challenge — Sponsor,  
Committee Member

### Awards and Recognition

24 US EPA Energy Star Labels

LEED-EB Silver Certification —  
100 Park Avenue

LEED-EB Gold Certification —  
360 Hamilton Avenue

LEED-EB Gold Certification —  
500 West Putnam Avenue

National Recycling Award —  
Armstrong World Industries

Citation for Sustainable Achievement —  
New York State Assembly

Proclamation for Sustainable  
Achievement —  
The City of White Plains

Building Owners & Managers  
Association  
(BOMA) Best Green Initiative

Westchester Arts Council  
Best Green Initiative

# GREEN IS ALWAYS THINKING ABOUT WHAT COMES NEXT.

Looking forward, SL Green is already developing next steps in its market leading program. Continuing to address key initiatives within Efficiency, Tenant Experience and Industry Leadership, SL Green is targeting new milestones and achievements over the next year, capitalizing on the rapid development of technology, information, and awareness surrounding its environmental sustainability program.



## COMPLETE

Complete cutting edge mechanical retrofits, addressing “low hanging fruit” opportunities including automated management systems, high efficiency motors, variable frequency drives and operational enhancements to reduce a building’s energy use by 15%, saving \$500,000 annually.



## EXPAND

Expand LED retrofit program by replacing antiquated lighting technology with cutting edge LED lighting using 55% less energy to save an additional \$300K annually.



## REDUCE

Reduce portfolio water consumption by an additional two million gallons annually through the installation of dual flush sensors, faucet aerators, and low flow shower heads.



## CONTINUE

Continue tenant and industry education, speaking and awareness programs to share best practices. Increase tenant square footage with LEED-Commercial Interior certifications by an additional 100,000 square feet.



## RECEIVE

Receive industry awards and certifications including 2013 US EPA Energy Star Labels totaling more than 30% of SL Green’s portfolio square footage. Buildings with this designation are 25% more efficient than those without.



---

# ABOUT THIS REPORT

This is SL Green's first annual sustainability report and covers the 2012 calendar year. This report is a self-declared Global Reporting Initiative (GRI) Application Level C report based on the GRI G3.1 and Construction and Real Estate Sector Supplement (CRESS) guidelines. A GRI G3.1 Content Index identifying the location of the Standard Disclosures in this report can be found on page 22.

As this is SL Green's first annual sustainability report, there are no re-statements of information provided in earlier reports and no significant changes from previous reporting periods. In future years, SL Green plans to issue a sustainability report annually. The contact person for this report is Jay Black, SL Green's Director of Sustainability ([jay.black@slgreen.com](mailto:jay.black@slgreen.com)).

In developing this report, SL Green applied the 'Guidance on Defining Report Content,' the associated Principles and the Technical Protocol: 'Applying the Report Content Principles' to determine the report's scope, content, materiality, and stakeholders. SL Green collected available data from all properties in which SL Green maintains direct operational control, including New York City and suburban buildings. Data from joint ventures, subsidiaries, leased facilities, outsourced operations, and other entities are not included in this report.

In order to produce the most complete and accurate environmental performance inventory, SL Green hired CodeGreen Solutions, a sustainability and energy efficiency consulting firm to oversee the data collection process. CodeGreen Solutions worked with SL Green management and building staffs as well as the company's external consultants and service providers. SL Green distributed electronic questionnaires that collected facility energy consumption, Greenhouse Gas (GHG), water consumption, and waste management data.

The GHG Inventory process was performed in accordance with quantification methodologies of the GHG Protocol. Each facility reported the annual consumption of all energy types including electricity, fuel, steam and chilled water used by the base building and direct and sub-metered tenants. To convert the raw data collected into carbon emissions, CodeGreen Solutions applied industry standard emissions factors published by the GHG Protocol.

---

# ABOUT SL GREEN

**SL Green Realty Corp., New York City's largest office landlord, is the only fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties.**

The Company was formed on August 20, 1997 to continue the commercial real estate business of S.L. Green Properties Inc., a company that was founded in 1980 by Stephen L. Green, our current Chairman. For more than 25 years SL Green has been engaged in the business of owning, managing, leasing, acquiring and repositioning office properties in Manhattan. The Company's investment focus is to create value through strategically acquiring, redeveloping and repositioning office properties primarily located in Manhattan, and re-leasing and managing these properties for maximum cash flow.

In 2007, SL Green acquired Reckson Associates Realty Corp. and added over 9 million square feet to its portfolio. Included in this total is over 3 million square feet of Class A office space located in Westchester, New York and Stamford, Connecticut. These suburban portfolios serve as natural extensions of SL Green's core ownership in the Grand Central submarket of Midtown Manhattan. The Company has since made selective additions and dispositions to the holdings in these areas.

As of June 30, 2013, SL Green owned interests in 87 Manhattan properties totaling 42.8 million square feet. This included ownership interests in 27.8 million square feet of commercial properties and debt and preferred equity investments secured by 15.0 million square feet of properties. In addition to its Manhattan investments, SL Green holds ownership interests in 36 suburban assets totaling 6.4 million square feet in Brooklyn, Long Island, Westchester County, Connecticut and New Jersey, along with three development properties in the suburbs encompassing approximately 0.4 million square feet. The Company also has ownership interests in 30 properties totaling 4.1 million square feet in southern California.

The Board of Directors of SL Green Realty Corp. sets high standards for the company's employees, officers and directors. Implicit in this philosophy is the importance of sound corporate governance. It is the duty of the Board of Directors to serve as a prudent fiduciary for shareholders and to oversee the management of the company's business. To fulfill its responsibilities and to discharge its duty, the Board

of Directors follows the procedures and standards that are set forth in these guidelines. These guidelines are subject to modification from time to time as the Board of Directors deems appropriate in the best interests of the company or as required by applicable laws and regulations.

The SL Green Realty Corp. Board held five meetings during fiscal year 2012. Each of the directors then in office attended all of the Board meetings held during fiscal year 2012.

The Chairman of the Board, Stephen L. Green, is also an executive officer of SL Green Realty Corp. The Board has a unitary structure with four independent, non-executive members. The Board has four standing committees: an Audit Committee, a Compensation Committee, a Nominating and Corporate Governance Committee and an Executive Committee. The current charters for each of the Audit Committee, Compensation Committee and Nominating and Corporate Governance Committee are available on our corporate website at [www.slgreen.com](http://www.slgreen.com) under the "Investors—Corporate Governance" section.

As of December 31, 2012, we had 299 corporate employees and 861 union employees. Our 401k benefits are made available to all full-time, non-union employees with monthly enrollment after 90 days of service. Other benefits offered to SL Green's Corporate employees include: Medical and Prescription Plans, Dental plans, Vision plan, Short-term and Long-term disability Insurance, Life and A&DD Insurance, Discounted Employee Stock Purchase Plan, Flexible Spending Accounts, Commuter Benefit Accounts, Paid-time off for vacation, holidays, and personal days, Health Club discounted membership, Wellness Program, and Corporate Discounts.

# GLOBAL REPORTING INITIATIVE

## G3.1 CONTENT INDEX

The following GRI G3.1 Context Index is required within a GRI report and lists which Corporate Social Responsibility metrics are disclosed by the reporting company. The “Description” column includes pre-selected criteria developed by GRI. The “Cross-reference/Direct answer” column lists where the “Description” column criteria are found within this report.

### Standard Disclosures Part I: Profile Disclosures

#### 1. Strategy and Analysis

Profile Disclosure	Description	Cross-reference/Direct answer
1.1	Statement from the most senior decision-maker of the organization.	A Message from Our CEO

#### 2. Organizational Profile

Profile Disclosure	Description	Cross-reference/Direct answer
2.1	Name of the organization.	About SL Green
2.2	Primary brands, products, and/or services.	About SL Green
2.3	Operational structure of the organization, including main divisions, operating companies, subsidiaries, and joint ventures.	About SL Green
2.4	Location of organization’s headquarters.	About SL Green
2.5	Number of countries where the organization operates, and names of countries with either major operations or that are specifically relevant to the sustainability issues covered in the report.	About SL Green
2.6	Nature of ownership and legal form.	About SL Green
2.7	Markets served (including geographic breakdown, sectors served, and types of customers/beneficiaries).	About SL Green
2.8	Scale of the reporting organization.	About SL Green
2.9	Significant changes during the reporting period regarding size, structure, or ownership.	About SL Green
2.10	Awards received in the reporting period.	About this Report



### 3. Report Parameters

Profile Disclosure	Description	Cross-reference/Direct answer
3.1	Reporting period (e.g., fiscal/calendar year) for information provided.	About this Report
3.2	Date of most recent previous report (if any).	About this Report
3.3	Reporting cycle (annual, biennial, etc.)	About this Report
3.4	Contact point for questions regarding the report or its contents.	About this Report
3.5	Process for defining report content.	About this Report
3.6	Boundary of the report (e.g., countries, divisions, subsidiaries, leased facilities, joint ventures, suppliers). See GRI Boundary Protocol for further guidance.	About this Report
3.7	State any specific limitations on the scope or boundary of the report (see completeness principle for explanation of scope).	About this Report
3.8	Basis for reporting on joint ventures, subsidiaries, leased facilities, outsourced operations, and other entities that can significantly affect comparability from period to period and/or between organizations.	About this Report
3.9	Data measurement techniques and the bases of calculations, including assumptions and techniques underlying estimations applied to the compilation of the Indicators and other information in the report. Explain any decisions not to apply, or to substantially diverge from, the GRI Indicator Protocols.	I. Environmental Performance- A. Data Collection
3.10	Explanation of the effect of any re-statements of information provided in earlier reports, and the reasons for such re-statement (e.g., mergers/acquisitions, change of base years/periods, nature of business, measurement methods).	About this Report
3.11	Significant changes from previous reporting periods in the scope, boundary, or measurement methods applied in the report.	About this Report
3.12	Table identifying the location of the Standard Disclosures in the report.	About this Report

### 4. Governance, Commitments, and Engagement

Profile Disclosure	Description	Cross-reference/Direct answer
4.1	Governance structure of the organization, including committees under the highest governance body responsible for specific tasks, such as setting strategy or organizational oversight.	About SL Green
4.2	Indicate whether the Chair of the highest governance body is also an executive officer.	About SL Green
4.3	For organizations that have a unitary board structure, state the number and gender of members of the highest governance body that are independent and/or non-executive members.	About SL Green
4.4	Mechanisms for shareholders and employees to provide recommendations or direction to the highest governance body.	About SL Green
4.13	Memberships in associations (such as industry associations) and/or national/international advocacy organizations in which the organization: * Has positions in governance bodies; * Participates in projects or committees; * Provides substantive funding beyond routine membership dues; or * Views membership as strategic.	Industry Leadership
4.14	List of stakeholder groups engaged by the organization.	Industry Leadership
4.15	Basis for identification and selection of stakeholders with whom to engage.	Industry Leadership

## Standard Disclosures Part III: Performance Indicators

### Economic

Performance Indicator	Description	Cross-reference/Direct answer
ECONOMIC PERFORMANCE		
EC3	Coverage of the organization's defined benefit plan obligations.	About SL Green

### Environmental

Performance Indicator	Description	Cross-reference/Direct answer
ENERGY		
EN5	Energy saved due to conservation and efficiency improvements.	Efficiency
EN6	Initiatives to provide energy-efficient or renewable energy based products and services, and reductions in energy requirements as a result of these initiatives.	Efficiency
EN7	Initiatives to reduce indirect energy consumption and reductions achieved.	Efficiency
WATER		
EN8	Total water withdrawal by source.	Efficiency: Water Conservation
EMISSIONS, EFFLUENTS AND WASTE		
EN16	Total direct and indirect greenhouse gas emissions by weight.	Efficiency: GHG Emissions; About this Report
EN17	Other relevant indirect greenhouse gas emissions by weight.	Efficiency: GHG Emissions; About this Report
EN22	Total weight of waste by type and disposal method.	Efficiency: Waste Management
EN24	Weight of transported, imported, exported, or treated waste deemed hazardous under the terms of the Basel Convention Annex I, II, III, and VIII, and percentage of transported waste shipped internationally.	Efficiency: Waste Management

### Social: Labor Practices and Decent Work

Performance Indicator	Description	Cross-reference/Direct answer
EMPLOYMENT		
LA3	Benefits provided to full-time employees that are not provided to temporary or part-time employees, by major operations.	About SL Green







Demanding Quality. Delivering Value.

SL Green Realty Corp., New York City's largest office landlord, is the only fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties.

The Company was formed on August 20, 1997 to continue the commercial real estate business of S.L. Green Properties Inc., a company that was founded in 1980 by Stephen L. Green, our current Chairman. For more than 25 years SL Green has been engaged in the business of owning, managing, leasing, acquiring and repositioning office properties in Manhattan. The Company's investment focus is to create value through strategically acquiring, redeveloping and repositioning office properties primarily located in Manhattan, and re-leasing and managing these properties for maximum cash flow.

In 2007, SL Green acquired Reckson Associates Realty Corp. and added over 9 million square feet to its portfolio. Included in this total is over 3 million square feet of Class A office space located in Westchester, New York and Stamford, Connecticut. These suburban portfolios serve as natural extensions of SL Green's core ownership in the Grand Central submarket of Midtown Manhattan. The Company has since made selective additions and dispositions to the holdings in these areas.

As of June 30, 2013, SL Green owned interests in 87 Manhattan properties totaling 42.8 million square feet. This included ownership interests in 27.8 million square feet of commercial properties and debt and preferred equity investments secured by 15.0 million square feet of properties.

In addition to its Manhattan investments, SL Green holds ownership interests in 36 suburban assets totaling 6.4 million square feet in Brooklyn, Long Island, Westchester County, Connecticut and New Jersey, along with three development properties in the suburbs encompassing approximately 0.4 million square feet. The Company also has ownership interests in 30 properties totaling 4.1 million square feet in southern California.

[slgreen.com](http://slgreen.com)



Printed with vegetable-based inks.  
10 % of the energy used to create this piece  
comes from wind power