

SUSTAINABILITY AT SL GREEN REALTY CORP. AN OVERVIEW



**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.**

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.

Since 2007, SL Green's sustainability program has achieved success across a broad platform of initiatives focused on three key areas:



EFFICIENCY



**TENANT
EXPERIENCE**



**INDUSTRY
LEADERSHIP**

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 retrofit programs 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.



6.4 MILLION DOLLARS SAVED ANNUALLY

Highlights

Real-Time Energy Management

Web based management system throughout NYC portfolio provides critical building energy data addressing demand response, use, benchmarking to optimize energy performance by \$4 Million annually.

Low Flow – High Efficiency

13 million gallons of water saved annually, more than 17 Olympic size swimming pools, upgrading common area restrooms with low flow faucet aerators.

Changing Bulbs – For the Better

One of the nation's largest installation of cutting edge LED lighting. More than 17,000 lamps were installed across 22 properties to save \$900K annually.

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.



26 POINTS CONTRIBUTED

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

Highlights

Carpet & Ceiling Tile Recycling

2.2 million square feet of construction waste, more than 850 tons, diverted from landfills since 2007. SL Green receives national recycling award from Armstrong World Industries for this achievement.

Recycling Office Waste & Town Hall

SL Green recycles 77% of all building waste including paper, plastic, glass, aluminum, and cardboard. Working with tenants, educational programs help improve participation and awareness.

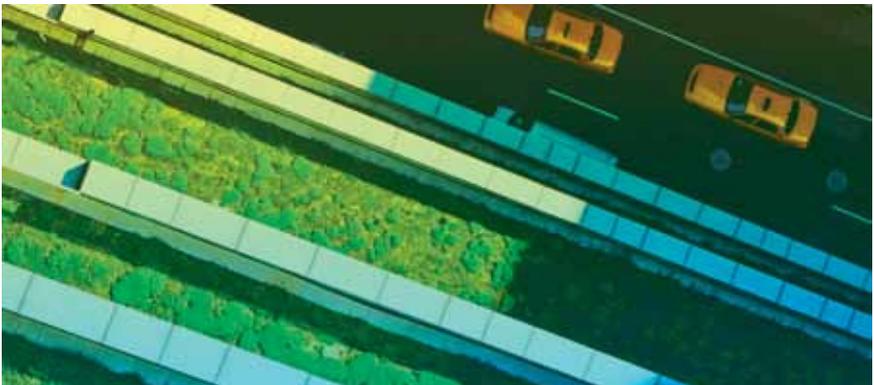
LEED-EB Cleaning

Green cleaning utilizing LEED guidelines for environmentally friendly cleaning products, equipment, and procedures are used throughout the portfolio to provide healthier work environments.

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



24 PROPERTIES ENERGY STAR RATED

Highlights

Our Stars Keep Rising

24 properties, more than 10 million square feet, received the current Energy Star Label. Buildings with this designation are 25% more efficient than those without according to the US EPA.

LEED By Example

SL Green expanded its 2009 LEED Silver Certification at 100 Park Avenue with Gold level designations at 360 Hamilton Avenue in 2011, and 500 West Putnam Avenue in 2013.

Partnering with the EPA

SL Green publicly recognizes its shared vision for sustainability with the US EPA through a signed agreement working to address energy, water, and recycling.

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)

nstitute 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

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.



Demanding Quality. Delivering Value.

slgreen.com

FSC



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