



SL GREEN REALTY CORP.

2016 SUSTAINABILITY REPORT

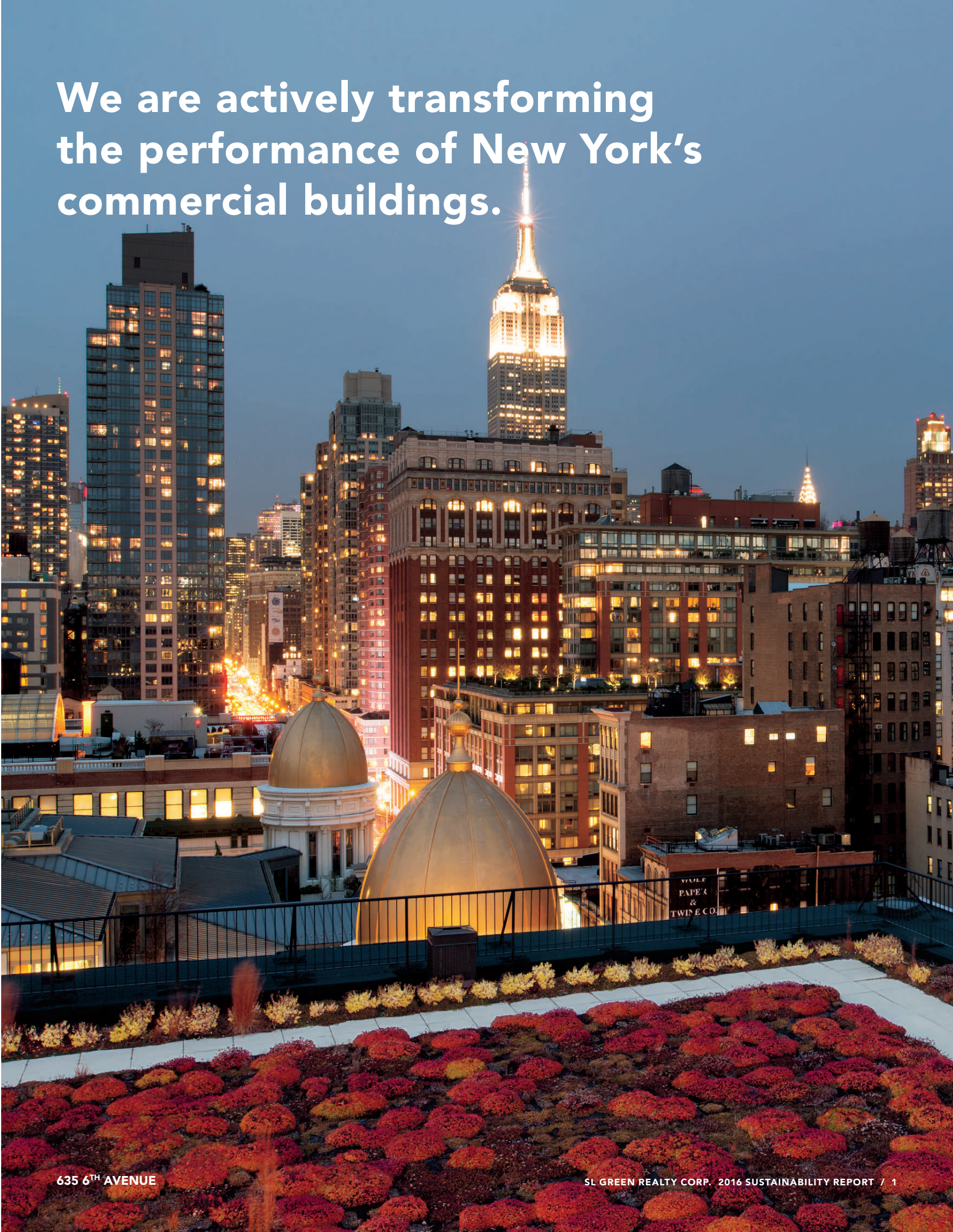


# SLG IS TURNING NYC GREEN

- 2 OUR KEY ACHIEVEMENTS
- 4 A MESSAGE FROM OUR CEO
- 5 A MESSAGE FROM OUR DIRECTOR
- 6 TENANT EXPERIENCE
- 10 ENERGY EFFICIENCY
- 12 INDUSTRY LEADERSHIP
- 14 PORTFOLIO OVERVIEW
- 16 SOCIAL & GOVERNANCE
- 18 OUR PEOPLE
- 20 GRI ADHERENCE
- 22 ENVIRONMENTAL PERFORMANCE
- 24 GLOBAL REPORTING INITIATIVE
- 26 ABOUT THIS REPORT
- 28 ABOUT SL GREEN



We are actively transforming  
the performance of New York's  
commercial buildings.





2015–2016  
**OUR KEY  
ACHIEVEMENTS**

SL Green’s accomplishments are a testament to the success of our sustainability program. We are setting the precedent for environmental responsibility in New York City.

**NAMED ONE OF THE  
GREENEST  
BUSINESSES IN  
THE UNITED STATES**

By *Newsweek* for the third consecutive year.  
Our ranking improved 59% from 2015  
(2014, 2015, 2016)

**20  
ENERGY STAR LABELS**

Representing 13% of all of  
Manhattan’s labels across 12.2M SF  
(2015)

**UGC & IREM®  
WINNERS**

Urban Green Council EBie Award &  
Institute of Real Estate Management  
REME Award in recognition of efficiency  
retrofits at 1515 Broadway  
(2016)

**REDUCED  
KILOWATT HOURS**

Our demand response program reduced 34,000  
KWH across Con Ed and NYISO’s programs  
(2015)

**\$9 MILLION  
INVESTED IN  
ENERGY EFFICIENCY**

Including LED retrofits, steam station insulation,  
BMS installation and HVAC upgrades  
(2015, 2016)

**THE MOST  
SUSTAINABLE  
REITS**

HIP Investor ranked SLG among its  
Top 10 Most Sustainable REITs in the U.S.  
(2016)

**EPA PARTNER  
OF THE YEAR**

For the second consecutive year, achieved  
ENERGY STAR’s Partner of the Year Award.  
Only 1% of applicants achieve this award  
(2015, 2016)

**11 COMMUNITY  
EVENTS**

**FOR TENANTS & EMPLOYEES**

Lobby and park cleanup events  
planned in celebration of Earth Day  
(2015, 2016)

**2 YEARS  
ON MSCI’S INDEX**

Included in Morgan Stanley Capital  
International’s ESG index  
(2015, 2016)



A MESSAGE FROM OUR

# CHIEF EXECUTIVE OFFICER



**MARC HOLLIDAY**

Chief Executive Officer

Green is our standard. At SL Green, sustainability is deeply rooted in our culture and integrated into our business decisions.

Developing a cultural focus begins with an organization's leadership, and sustainability is embodied by the entire company. We have organized our program into three categories—efficiency, tenant experience, and industry leadership—a framework that situates SL Green's at the forefront of sustainability.

Sustainability serves as a critical business tool that reduces operating expenses and contributes value to our community. From 2010 through 2015, we invested \$44 million in initiatives to enhance our operational efficiency. Through the ingenuity of our employees, we've implemented LED lighting technology, installed low-flow water fixtures, and replaced obsolete building equipment. We monitor consumption through a real-time portfolio energy management system and respond to building performance data to minimize our environmental footprint. In an area brimming with innovation, we capitalize on existing and emerging efficiency opportunities.

The real estate industry recognizes the effectiveness of SL Green's strategy. Twenty buildings in our portfolio have achieved ENERGY STAR labels, representing 50% of all NYC buildings we own and manage. In addition, we have been named ENERGY STAR Partner of the Year for the second consecutive year. I am also pleased to announce that for the third year in a row, we were ranked in *Newsweek's* list of the country's greenest businesses.

We've positioned our portfolio for success in a market notable for both its opportunities as well as its challenges to sustainability. Our approach demonstrates SLG's leadership in achieving greenhouse gas emission reductions consistent with the long-term plans outlined in Mayor de Blasio's 80x50 plan. We employ best practices and lead by example for others in our industry to follow, while aligning our program with City and international urban business districts.

Nowhere else is our commitment to sustainability more evident than with the initiatives planned for One Vanderbilt. This cutting edge development will feature the most innovative solutions in occupant health and well-being as we pursue the highest levels of LEED® and WELL® certifications. These designations, coupled with high-efficiency mechanical systems, will allow One Vanderbilt to achieve one of the lowest carbon footprints in the City for buildings of similar scale and density. One Vanderbilt represents SL Green's vision for the future of commercial office space and will transform the City's skyline, Midtown's transit system, and sustainability standards for office environments.

Our focus on sustainability through efficiency, tenant experience, and industry leadership has led to advances in the quality of our portfolio, benefiting our end users and the greater community. I am proud of what we have accomplished and look forward to continued success as we raise the bar even higher.

A MESSAGE FROM OUR

# DIRECTOR OF SUSTAINABILITY



**ELIZABETH MAJKOWSKI**

Director of Sustainability,  
Senior Vice President,  
Operations

Collaborative opportunities with our tenants are integral to the success of SL Green's sustainability program.

Our landlord-tenant sustainability partnerships are a key differentiator that distinguishes us from our industry peers.

SL Green is committed to supporting our tenants' corporate environmental initiatives by ensuring our data is transparent and our corporate policies meet green standards. Our team is positioned to assist tenants pursue LEED® and WELL® certifications and qualify for government rebate programs. Sharing knowledge through quarterly webinars, press releases and lobby events further enhances the collaboration between SL Green and our tenants.

For us, sustainability is not a stand-alone initiative, but is instead a component of our broader social responsibility program. In celebration of Earth Day, SL Green hosted six park cleanup events for its employees and tenants to beautify neighborhoods in New York City, Westchester and Connecticut. We encourage our tenants to pitch in by hosting e-waste, toy, coat, food and blood drives in building lobbies throughout the year.

As New York City's largest commercial landlord, SLG is responsible for implementing best practices, operating at the highest efficiency standards and strengthening our community's resiliency. We recognize that landlord initiatives alone will not address the City's waste and emission reduction goals—instead, landlord-tenant partnerships are critical. In partnership with two tenants, we joined the Mayor's Zero Waste Challenge, a pilot program that encourages participants to divert at least 50% of waste from landfill or incineration through source separation, composting and food donation. We are

excited to share the success of our participation, as our tenants CookFox and Viacom achieved 64% and 87% diversion rates, respectively.

Our involvement with the City does not stop there. SL Green has committed to participate in the Mayor's Carbon Challenge. During this 10-year initiative, we will work with our tenants to achieve a 30-50% reduction in greenhouse gas emissions. Through our tenant collaborations, we have effectively aligned our sustainability strategy with the zero waste and emission reduction goals established in Mayor de Blasio's One NYC Plan.

SL Green's market-leading sustainability program has established a new precedent for office environments and landlord-tenant relationships. We are committed to maintaining industry leadership to benefit NYC, our tenants and stakeholders. Our approach to sustainability will continue to conserve finite resources, incorporate citywide initiatives and uphold responsibility to our community and future generations.





# TENANT EXPERIENCE

SL Green is committed to supporting our tenants' environmental goals through collaborative opportunities, education and outreach. A top operational priority is maintaining healthy indoor environments for our tenants to foster greater productivity and wellness. To uphold this initiative, we adhere to sustainability-based plans and policies, including portfolio-wide green cleaning and integrated pest management. Since it is also important to collaborate with tenants outside of the workplace, we coordinated community service initiatives across 9M SF to celebrate Earth Day 2016.

## TENANT EXPERIENCE EARTH DAY





1515 BROADWAY →

## A WINNING PERFORMANCE

In Partnership with Viacom

1515 Broadway is an iconic 54-story office tower located between 44th and 45th Streets

### EXECUTIVE PARTNERSHIP

Commitment to sustainability conveyed by both companies' executive teams

### 17+ EFFICIENCY INITIATIVES

Implemented to maximize sustainability performance

### LEED® GOLD ACROSS 216K SF

LEED® CI: ID+C Gold certified achieved on 7 floors. 6 more floors in progress, for a total of 21% of total office space

### GREEN ROOF

Installed green roof on 8th floor to mitigate urban heat island effect and storm water runoff

### TERRACE GARDEN

Reduces carbon footprint by growing local vegetables and herbs for Viacom's on-site cafeteria

### 942,173 KWH SAVED

Retrofit 26th floor data center and installed LED bulbs

### BMS SYSTEM UPGRADE/ ENERGY DESK

For energy tracking and transparency

### CODEGREEN'S PROACT® ENVIRONMENTAL MANAGEMENT SYSTEM

Monitors building's sustainability performance

### 15% ENERGY REDUCTION

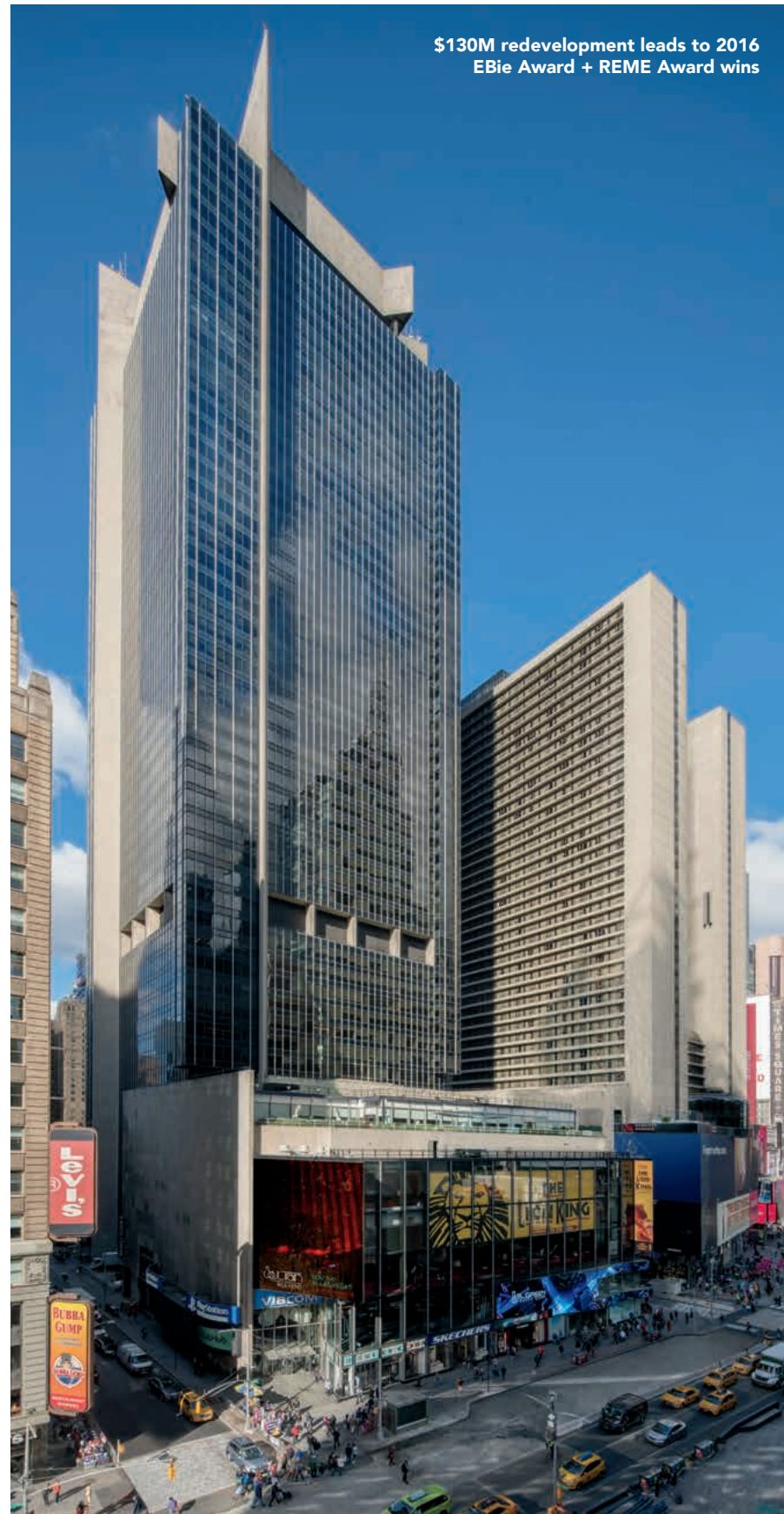
From project start to completion

## \$130M REDEVELOPMENT LEADS TO AWARD WINS

Urban Green Council's "It Takes a Village" EBie

IREM®'s "Workplace Environment: Sustainability Programs" REME

\$130M redevelopment leads to 2016 EBie Award + REME Award wins



## TENANT EXPERIENCE



EARTH DAY & RECYCLING ↑

## "RECYCLE THE GAME" WITH NHL

DONATIONS TO NYC PUBLIC

SCHOOLS VALUED AT \$15K

In celebration of Earth Day, SL Green partnered with the National Hockey League to collect used sporting equipment across 9 million square feet. Over \$15K worth of equipment was donated to NYC public schools and the nonprofit organization Ice Hockey In Harlem. This initiative helped to keep equipment out of landfills and provide local children with healthy lifestyle choices.



WASTE DIVERSION ↑

## MAYOR'S ZERO WASTE CHALLENGE

VIACOM ACHIEVES 87% WASTE DIVERSION; 64% FOR COOKFOX

SLG participated in the New York City Mayor's Zero Waste Challenge, a voluntary pilot program that encouraged businesses to support the City's zero waste goals through sustainable waste management practices. We are excited to announce that SLG exceeded the Challenge goal of diverting at least 50% of waste from landfill and incineration. In partnership with our tenants CookFox and Viacom, we achieved 64% and 87% diversion rates, respectively.

IN 2015  
**SLG RECYCLED**

**52,000 POUNDS**  
OF E-WASTE

**189,000 POUNDS**  
OF CEILING TILE

**250,000 POUNDS**  
OF CARPET

COMMUNITY SERVICE

## CLEANING UP CITY PARKS

SLG TENANTS & EMPLOYEES

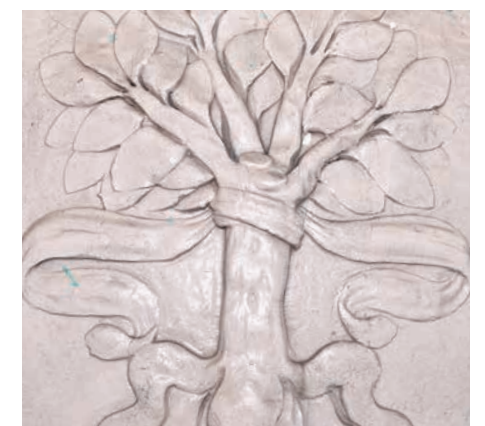
PARTICIPATE IN NYC,

WESTCHESTER & CONNECTICUT

SL Green funded and hosted 6 park cleanup events in 2015 and 2016 for tenants and employees to beautify our surrounding communities during Earth Day. The team volunteered to pick up trash, plant flowers and remove graffiti at John Jay Park, Mill River Park, High Bridge Park and Cranberry Lake preserve.

SL GREEN PRESERVED  
**DECORATIVE FACADE COMPONENTS OF 51 EAST 42ND ST DURING THE DEMOLITION TO BUILD ONE VANDERBILT**

WHICH WILL BE DONATED TO A MUSEUM FOR DISPLAY ↓







## 11 MADISON AVENUE

Acquired in 2015, 11 Madison is a 30-story, 2.3-million-square-foot office tower located in Midtown South

### SONY TENANCY

65% open floor plans and outdoor space to facilitate employee productivity and wellness

Office carpet composed of 80% recycled content

Drywall used had 100% recycled facing paper

Paint used was all low or no VOC

### \$220K

Raised for the Madison Square Park Conservancy, setting the bar for the highest fundraising amount in the organization's history

### 30%

Low-flow fixtures installed, operating at 30% below the LEED® baseline for washroom fixture efficiency

### 5%

Of the roof is covered by a garden to moderate the City's temperatures and filter air pollutants

### 86

2015 ENERGY STAR score, representing optimal operational efficiency

### ENERGY DESK

Real-time energy management system that provides building diagnostics to achieve highest levels of tenant comfort and building efficiency



# ENERGY EFFICIENCY

Since 2010, we invested \$44M to enhance our portfolio's operational efficiency. By investing in energy projects, we reduced our energy consumption, lowered maintenance costs and optimized building performance. Energy Desk, a real-time energy platform, is connected over 20.5M SF to regularly manage building systems and provide valuable diagnostics. This platform has recently expanded to integrate tenant capabilities; it is a program priority that we engage our tenants in curtailment events and provide awareness, monitoring and governance of tenant energy use at lighting and plug load levels. To further provide our team and our tenants with advantageous data on energy consumption, we are installing occupancy sensors across the portfolio.





# INDUSTRY LEADERSHIP

As New York City's largest commercial landlord, SL Green has embraced the responsibility of becoming the industry leader for sustainability. By participating in external reporting programs, City initiatives and industry forums, we remain at the cusp of an ever-changing movement. The next chapter is what excites us most. Our ambitious development project, One Vanderbilt, will become the pinnacle of sustainability in New York City.



## ONE VANDERBILT AVENUE

Will achieve one of the lowest carbon footprints across buildings of its scale and density

### LEED®

1.2 megawatt cogeneration system

Enhanced commissioning of all major building systems and building envelope

40% water use reduction through ultra high-efficiency water fixtures

50,000 gallon rainwater collection and treatment system used for irrigation and cooling tower makeup

75% recycling rate during project demolition and construction

### WELL®

Use of only low-VOC materials and real-time outdoor air monitoring to enhance indoor air quality

Healthy entrance features for a reduction in pollutants entering the building

Water treatment systems to ensure exceptional water quality

Access to natural daylighting and views through facade glazing

Building systems designed to minimize exterior noise intrusion

Green cleaning policy for healthier work environments

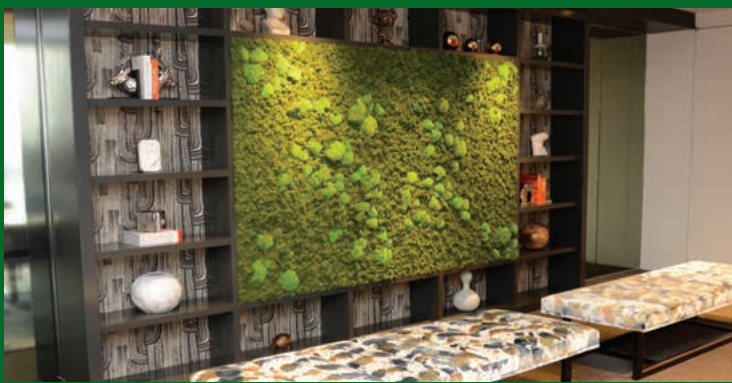
Biophilic design elements incorporated into common spaces

## \$220 MILLION

Pledge made for transit improvements, accessibility and a pedestrian walkway, marking the first time a private developer will be leading such substantial MTA construction



# SL GREEN'S PORTFOLIO OVERVIEW



## LEED® COMMERCIAL INTERIORS

SLG'S BUILDINGS PROVIDE UP TO 30 POINTS TO  
TENANT LEED® CI: ID+C. 28 CERTIFICATIONS  
ACROSS 810,300 SF

## LEED®

ACHIEVED 10 LEED®  
CERTIFICATIONS SINCE 2009



## RECYCLING

SL GREEN SAVED...



93,000  
Trees



38,400,000  
Gallons of Water



433,000  
Gallons of Oil

2015 RECYCLING EFFORTS

## ENERGY DESK

REAL-TIME ENERGY MANAGEMENT PLATFORM  
CONNECTED OVER 20.5M SF



Total Base Building Electric  
Period High: 866.45 kW  
Period Low: 284.42 kW



Total Building Steam  
Period High: 4049.9 LBS  
Period Low: 10 LBS

## ELECTRIC VEHICLE CHARGING STATIONS

34 CHARGING STATIONS INSTALLED AT  
17 SUBURBAN PROPERTIES



## INTEGRATED PEST MANAGEMENT POLICIES

ENVIRONMENTALLY SOUND TECHNOLOGICAL  
AND MANAGEMENT PRACTICES

## SOLAR

SOLAR ROOF AT 500 WEST PUTNAM THAT  
GENERATES 50% OF THE BUILDING'S ELECTRICAL  
NEEDS AT PEAK PERFORMANCE LEVELS



## TENANT BUILDOUT GUIDELINES

LED LIGHTING · ENERGY STAR RATED  
APPLIANCES · LOW-FLOW FIXTURES · LOW/NO  
VOC PAINTS AND ADHESIVES · FSC-CERTIFIED  
WOOD · MATERIALS PURCHASED WITH  
RECYCLED CONTENT

## GREEN CLEANING

LEED® STANDARD GREEN CLEANING PROGRAM  
IMPLEMENTED ACROSS 19M SF

## BOMA 360 DESIGNATIONS

22 BUILDINGS ACROSS 16.9M SF





## TOWER 46

Recently constructed and commissioned in 2013, Tower 46 is a state-of-the-art building offering robust infrastructure and cutting edge design

## LEED® BD+C: CORE AND SHELL CERTIFIED

(2015)

## DESTINATION DISPATCH ELEVATOR SYSTEM

Increases elevator trip efficiency and lowers energy use

## DAYLIGHT HARVESTING

Lighting control system that dims lighting in response to daylight availability to reduce electricity consumption

## VFDs

Variable Frequency Drives installed on all fans and pumps

## WELLNESS AMENITIES ON SITE

Fitness center and access to public park



# SOCIAL & GOVERNANCE

Sustainability is only one facet of our corporate social initiatives. At SLG, we also focus on meaningfully contributing to our surrounding communities and City. We have hosted community service drives for over a decade, collecting blood, food, school supplies, sporting equipment, coats and toys for donation. SL Green's social initiatives start with values embodied by our executive leadership. With executive-level participation on our Sustainability Team, environmental and social responsibility have top-down support and are company-wide priorities.



# OUR PEOPLE

The success of our sustainability program is driven by SL Green’s exceptional team. All employees are encouraged to participate in internal and external training to cultivate an understanding of sustainability and best practices. Employees are also offered premium benefits, wellness program offerings and volunteering opportunities.

“SLG has one of the most solid benefit packages among S+P 500 companies.”

– KYLE HEALY, VP of National Financial Partners

### OUR BENEFITS

**100% FUNDED**

DENTAL & VISION PLANS

SHORT- & LONG-TERM DISABILITY COVERAGE

LIFE INSURANCE & AD&D

24/7 EMPLOYEE ASSISTANCE PROGRAM

EMPLOYEE APPRECIATION EVENTS

WELLNESS SEMINARS

**OTHER BENEFITS**

EMPLOYEE STOCK PURCHASE PLAN

401K PLAN & ROTH 401K PLAN WITH SLG MATCH

FLEXIBLE SPENDING ACCOUNTS: HEALTH & COMMUTER BENEFITS

DISCOUNTS: GYM, HEALTHY REWARDS & RETAIL

PET INSURANCE

### INDUSTRY MEMBERSHIPS

**U.S. GREEN BUILDING COUNCIL**  
Gold Level Membership

**URBAN GREEN COUNCIL**  
Board Member  
Supporter of HQ2050 (fundraising campaign to meet NYC’s 80x50 goal)

**WESTCHESTER GREEN BUSINESS COUNCIL**  
Member

**REAL ESTATE BOARD OF NY**  
Board Member  
Sustainability Committee  
Management Committee  
Residential Committee

**STAMFORD 2030 DISTRICT**  
Founding Member

### EXTERNAL EDUCATION

- USGBC
- BOMA
- NYU
- FDNY
- IREM
- REBNY
- 32 BJ
- LYNDA.COM
- OSHA SAFETY TRAINING
- LOCAL 94

## A DECADE OF COMMUNITY SERVICE DRIVES:



BACK TO SCHOOL



FOOD



TOY



COAT



SPORTING EQUIPMENT



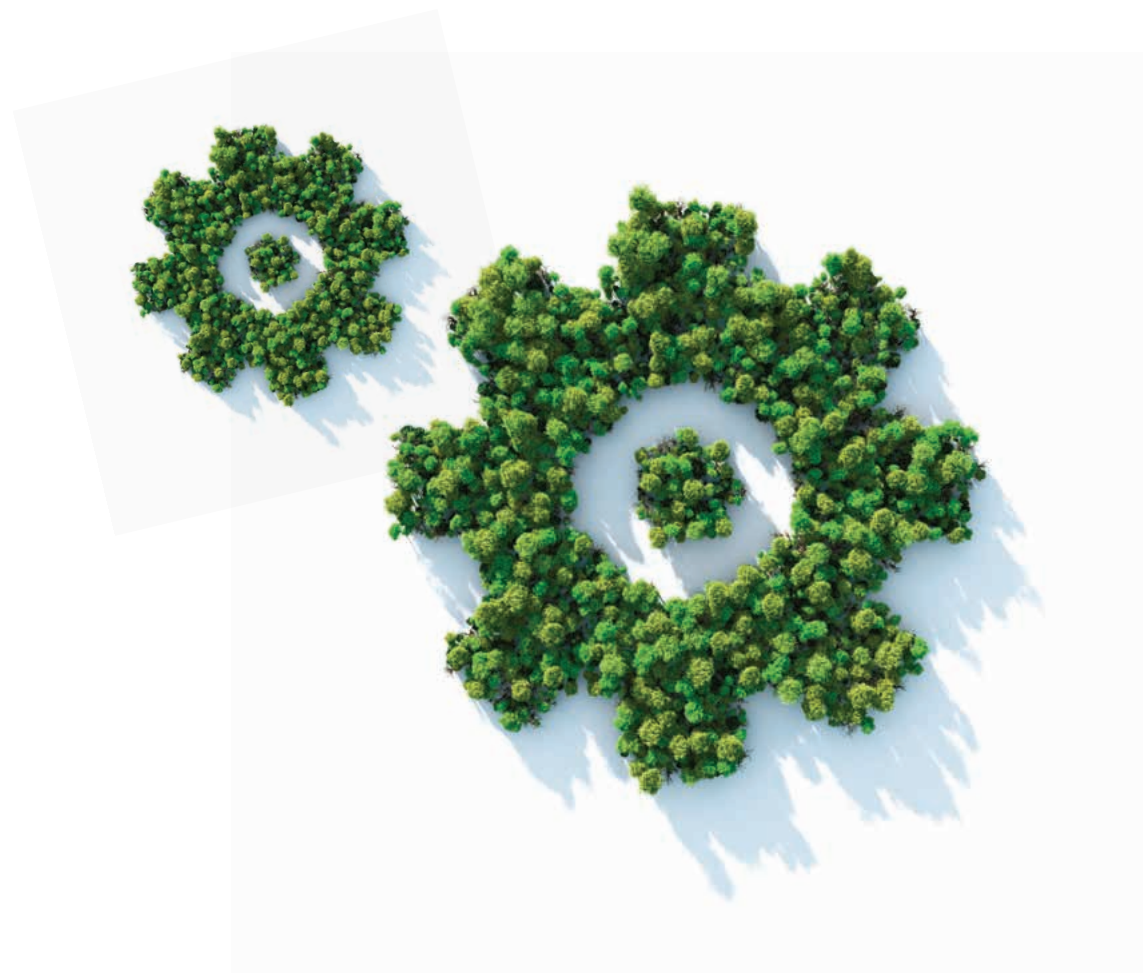
BLOOD

### EMPLOYEE WELLNESS EVENTS

- ON-SITE MESSAGES
- FITBIT FITNESS CHALLENGE
- PROJECT FIT CHALLENGE WITH EQUINOX
- ON-SITE NUTRITIONIST CONSULTATION
- STRESS MANAGEMENT WORKSHOPS
- MEDITATION WORKSHOPS
- HEALTHY COOKING DEMONSTRATIONS
- HEALTH FAIR WITH SPECIALISTS AVAILABLE FOR CONSULTATIONS
- FREE VISION SCREENINGS







# GRI ADHERENCE

Reporting “In Accordance - Core” with the Global Reporting Initiative’s G4 framework is essential in ensuring that SLG’s sustainability performance and initiatives are transparent to our tenants, investors, industry peers and employees. Adhering to GRI also facilitates informed decision making, solidifies the integration of environmental, social and governance initiatives and identifies areas for improvement. We continue to expand SLG’s sustainability program and uphold our social responsibility.



## 10 EAST 53RD STREET

Is a boutique trophy asset located in Manhattan’s Plaza District. The 37-story building underwent a comprehensive redevelopment that included a new lobby, redesigned facade and new plazas with abundant green space

## LEED® BD+C: CORE AND SHELL SILVER CERTIFIED

(2016)

## GREEN LEASE STANDARDS

All tenants sign an agreement to incorporate specified sustainability measures into the design of leased tenant space, including energy and water conservation measures

## LOW-FLOW FIXTURES

Reduced water consumption by 47%

## SUSTAINABLE MATERIAL SOURCING

Building construction materials selected based on their reduced content and manufacturing location within 500 miles of the project. Over 50% of wood was responsibly forested and certified through the Forest Stewardship Council



# ENVIRONMENTAL PERFORMANCE

As part of the 2015 reporting initiative, SL Green evaluates its environmental performance metrics for energy and water consumption, GHG emissions and waste management. These metrics utilize assessment standards consistent across all primary sustainable reporting programs and incorporate information from all SL Green owned and directly operated buildings within the New York City metro area. Greenhouse gas emissions have been calculated per the World Resources Institute’s GHG Protocol.

## Energy Consumption

The SL Green portfolio had an energy use intensity of 0.03 MWh per square foot between January 1, 2015 and December 31, 2015. SL Green’s portfolio increased overall energy consumption from 2014 to 2015 by 108,938 MWh. This increase in energy use is due to variations in energy use by each building, as well as a change in the number of buildings owned and managed by SL Green in 2014 and 2015.

The energy consumed by SL Green properties’ shared landlord services between January 1, 2015 and December 31, 2015 was:

Fuels (natural gas, oil fuel, diesel fuel)	80,057	MWh
District Services (steam, chilled water)	209,281	MWh
Electricity	200,328	MWh

The energy consumed by SL Green tenants between January 1, 2015 and December 31, 2015 was:

Fuels (natural gas, oil fuel, diesel fuel)	30,951	MWh
District Services (steam, chilled water)	5,793	MWh
Electricity	206,833	MWh

The total renewable energy produced on site at SL Green properties between January 1, 2015 and December 31, 2015 was:

Renewable Energy Produced On Site	111	MWh
Renewable Energy Purchased Off Site	793	MWh

## 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 contributors to climate change. To capture SL Green’s carbon footprint from January 1, 2015 until December 31, 2015, the GHG Protocol’s GHG calculation methodology was utilized. In 2015, this calculation methodology was updated to include new emissions factors and global warming potentials for Scope 1, 2 and 3 emissions and updated calculation guidance for Scope 2 (base building electricity and steam) to account for location- and market-based emissions. SL Green purchased 793 MWh of renewable electricity in 2015. The Scope 2 emissions value reported below is representative of SL Green’s location-based emissions; market-based emissions have not been calculated for this report. Due to the data availability, calculation methodology change and updates to the SL Green portfolio from 2014 to 2015, the 2015 calendar year metrics should not be compared directly with previous calendar year metrics.

The Scope 1, Scope 2 and Scope 3 GHG Emissions generated by SL Green properties between January 1, 2015 and December 31, 2015 were:

Scope 1 Emissions Base building direct energy	21,954	mtCO2e
Scope 2 Emissions Base building direct energy	159,235	mtCO2e
Scope 3 Emissions Tenant energy use	74,245	mtCO2e
Total Combined Scope 1, 2 and 3 Emissions	255,434	mtCO2e
GHG Emissions from Refrigerants (Included in Scope 1)	5,689	mtCO2e
Greenhouse Gas Emissions Intensity	0.01	mtCO2e / ft²

## Water Conservation

The total water consumed by SL Green properties between January 1, 2015 and December 31, 2015 was:

Total Water Consumption	1,515,582	M³
Water Use Intensity	0.07	M³ / ft²

## Waste Management

Out of the 6,298 short tons of waste recycled, SL Green improved its noncontamination rate in 2015 to 80% from a 75% rate in 2014. Moreover, total diversion rates for base building waste streams are approximately 55%; for perspective, the 55% number as a baseline for the entire portfolio is above the 50% diversion rate required to achieve a LEED® credit for a particular building.

The total waste from SL Green properties by type between January 1, 2015 and December 31, 2015 was:

Total Weight of Hazardous Waste	24	SHORT TONS
Total Weight of Non-Hazardous Waste	12,755	SHORT TONS

The total amount of waste recycled from SL Green properties between January 1, 2015 and December 31, 2015 was:

Recycled	6,298	SHORT TONS
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# GLOBAL REPORTING INITIATIVE

## GRI G4 CONTENT INDEX

The following GRI G4 Content Index is required within a GRI report and lists where General Standard Disclosures and Specific Standard Disclosures are located within the report.

### General Standard Disclosures

Profile Disclosure	Report Section/Reference
G4-1	A Message From Our Chief Executive Officer
G4-3	SL Green Realty Corp.
G4-4	About SL Green
G4-5	New York, NY
G4-6	U.S.A.
G4-7	About SL Green
G4-8	About SL Green
G4-9	About SL Green / SL Green 2015 10-K Report
G4-10	About SL Green
G4-11	About SL Green
G4-12	About SL Green
G4-13	About This Report / About SL Green / 2015 Annual Report
G4-14	About SL Green / 2015 Annual Report
G4-15	Tenant Experience
G4-16	Our People
G4-17	About SL Green / 2015 Annual Report
G4-18	SL Green Stakeholder Engagement and Materiality Assessment
G4-19	SL Green Stakeholder Engagement and Materiality Assessment
G4-20	SL Green Stakeholder Engagement and Materiality Assessment
G4-21	SL Green Stakeholder Engagement and Materiality Assessment
G4-22	About This Report
G4-23	About This Report / About SL Green / 2015 Annual Report
G4-24	SL Green Stakeholder Engagement and Materiality Assessment
G4-25	SL Green Stakeholder Engagement and Materiality Assessment
G4-26	SL Green Stakeholder Engagement and Materiality Assessment
G4-27	SL Green Stakeholder Engagement and Materiality Assessment
G4-28	About This Report
G4-29	2015
G4-30	Annual
G4-31	About This Report
G4-32	About This Report
G4-33	SL Green Stakeholder Engagement and Materiality Assessment

### GRI ADHERENCE

G4-34	About SL Green
G4-56	About SL Green

### Specific Standard Disclosures

Profile Disclosure	Report Section/Reference
G4-EC1	About SL Green / 2015 Annual Report / 2015 Fourth Quarter Supplemental Data Report
G4-EC2	About SL Green / 2015 Annual Report
G4-EC7	Industry Leadership
G4-EN3	Environmental Performance
G4-EN4	Environmental Performance
G4-EN5	Environmental Performance
G4-EN6	Environmental Performance
G4-EN7	Energy Efficiency / SL Green’s Portfolio Overview / Industry Leadership / Tenant Engagement
G4-CRE1	Environmental Performance
G4-EN8	Environmental Performance
G4-CRE2	Environmental Performance
G4-EN15	Environmental Performance
G4-EN16	Environmental Performance
G4-EN17	Environmental Performance
G4-EN18	Environmental Performance
G4-EN20	Environmental Performance
G4-CRE3	Environmental Performance
G4-EN23	Environmental Performance
G4-EN27	Tenant Experience / Energy Efficiency / SL Green’s Portfolio Overview / Industry Leadership
G4-EN29	About SL Green
G4-EN32	About SL Green
G4-EN34	About SL Green
G4-LA2	Our People / About SL Green
G4-LA9	Our People / About SL Green
G4-LA16	About SL Green
G4-SO1	Tenant Experience
G4-PR2	About SL Green
G4-CRE8	SL Green’s Portfolio Overview





# ABOUT THIS REPORT

This is SL Green’s fourth annual sustainability report, which covers the 2015 and 2016 calendar years. This report is “In Accordance” with the GRI G4 reporting guidelines at the Core level, contains Standard Disclosures from the GRI Sustainability Reporting Guidelines, and was written using general and specific standard disclosures from the GRI G4 reporting framework. Additionally, the report contains disclosures from the Construction and Real Estate Sector Supplement (CRE) guidelines. A GRI G4 Content Index identifying the location of the Standard Disclosures throughout this report can be found on pages 24 and 25.

SL Green collected available data from all properties in which the Company maintains direct operational control, including New York City and suburban buildings. Data from subsidiaries, leased facilities, outsourced operations and other entities are not included in this report.

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 in order to collect questionnaires compiling energy consumption, GHG, water consumption and waste management data.

There are no re-statements of information provided in earlier reports. SL Green’s greenhouse gas emissions are calculated based on the GHG Protocol. GHG Protocol has made several changes to emissions factors and global warming potentials. These changes are reflected in the emissions reported for 2015 in this year’s report. The emissions reported in this year’s report should not be compared with last year’s report due to these changes in calculation methodology and changes in data availability and the portfolio. SL Green plans to maintain the issuing of annual sustainability reports in the coming years. The contact person for this report is Elizabeth Majkowski, Director of Sustainability and Senior Vice President, Operations (Elizabeth.Majkowski@slgreen.com).

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. When data was not available, estimates were used as needed.

## SL Green Stakeholder Engagement and Materiality Assessment

Stakeholder engagement is essential to operating a profitable and sustainable real estate business. SL Green values its tenants and surrounding communities and strives to incorporate key environmental and social priorities into its business practices.

SL Green identifies its stakeholders as those who have the potential to impact SL Green’s business, and those who are potentially impacted by SL Green’s business. The following are considered SL Green’s primary stakeholders: employees, executive team, board of directors, tenants, sustainability consultants, City representatives, local community and industry peers.

To determine the sustainability topics to include in this year’s report, SL Green’s Sustainability Team assessed the 2015 GRI G3.1 Sustainability Report. The materiality assessment involved highlighting the topics that were outlined in last year’s report and were meaningful to stakeholders, actionable and relevant to our business.

The intent of this process is being able to compare the relevance and applicability of sustainability topics between the 2014 and 2015 reports.

As a result, this assessment indicated that all of the topics covered in the 2014 report are still meaningful and should be included in this year’s report as well. To further verify the materiality of these topics, SL Green engaged its stakeholders. While engagement was not undertaken specifically for the purposes of this report, the findings of our 2015 stakeholder engagement process informed the content of this report.

Our stakeholders raised a wide range of sustainability topics that they are interested in seeing in this year’s report. The following topics were raised by each stakeholder group:

STAKEHOLDER GROUP	ENGAGEMENT FREQUENCY	ENGAGEMENT METHOD	TOPICS RAISED
Executive Team	Annual	· Meeting	Recycling, LEED® and WELL® Certifications, community outreach, sustainability program development, energy efficiency
CodeGreen Solutions (sustainability consultant)	Ongoing	· Meeting · CodeGreen further verifies SL Green energy, water, waste, and greenhouse gas emissions metrics per a “checked” level of third-party verification	Economic performance, energy, water, emissions, waste, environmental services provided by SL Green, compliance, environmental land protection, supplier assessments, grievance mechanisms, employment, occupational health & safety, training/education, community outreach, anti-corruption, LEED® Certifications
Local Community	Ongoing	· Charity events (Earth Week, City Harvest, Back to School Drives, Blood Drives, Toy and Coat Drives) · Meetings with City representatives	Environmental land park preservation
Tenants	Ongoing	· Meetings with select tenants · Kingsley survey sent to all tenants · Tenant webinars · Tenant email blast	Sustainability program development, recycling, LEED® Certification, tenant space improvements, low-emitting vehicle charging stations
Industry Peers	Annual	· Review of peer sustainability reports	Economic performance, energy, water, emissions, waste, compliance, grievance mechanisms, training/education, diversity & equal opportunity, non-discrimination, community outreach, LEED® Certifications

A quantitative materiality assessment was performed in order to rank all Aspects based on Importance to SL Green/Stakeholders, and Potential Impact. SL Green chose to include the material topics—those which fell in the top quartile of the materiality matrix—and an assortment of non-material topics—those which fell outside the top quartile but were nevertheless important to SL Green and our stakeholders. The chosen Aspects were then paired with the respective GRI G4 Key Performance Indicators. The SL Green executive team reviewed the topics and approved the inclusion of them into this year’s report. The topics cover environmental, social and governance aspects and include several metrics from the real estate sector supplement.

The materiality matrix, which can be found on the SL Green website at [www.SLGreen.com/Sustainability](http://www.SLGreen.com/Sustainability), details the results of the quantitative materiality assessment mapping process. The top quartile represents all Aspects found to be material. All Aspects deemed material are included in this report. All material Aspects

are considered material within this organization; no Aspects are considered material outside of the organization.

Continuous review of our disclosures is vital to the ongoing materiality of our report and Environmental Management System (EMS). SL Green follows the ISO 14001 “Plan Do Check Act” cycle in our EMS. We have applied the same principles to our sustainability report. The “Plan” phase consisted of assessing SL Green’s sustainability objectives and our stakeholder concerns regarding sustainability topics through our stakeholder engagement and materiality assessment process. In the “Do” phase, we chose the most material Aspects for inclusion in this year’s report. In the “Check” phase, we requested executive team approval of the metrics. The “Act” phase includes the publication of this report. We will continuously Check and revise our processes throughout the year as we hear from our stakeholders on the thoroughness of our report.



# 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 September 30, 2016, the Company held interests in 125 Manhattan buildings totaling 46.6 million square feet. This included ownership interests in 28.1 million square feet of commercial buildings and debt and preferred equity investments secured by 18.6 million square feet of buildings. In addition, the Company held ownership interests in 30 suburban buildings totaling 4.8 million square feet in Brooklyn, Long Island, Westchester County, Connecticut and New Jersey. Reckson Associates Realty Corp., or Reckson, and Reckson Operating Partnership, L.P., or ROP, are wholly-owned subsidiaries of SL Green Realty Corp.

The Board of Directors of SL Green Realty Corp. set 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 as the Board of Directors deems appropriate in the best interest of the Company or as required by applicable laws and regulations.

The Board has a unitary structure with independent, non-executive members, including 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 four committees are available on our corporate website at [www.slgreen.com](http://www.slgreen.com) under the “Investors—Corporate Governance” section. Our Code of Ethics can be found on our website under the “Corporate Governance—Code of Ethics” section. In 2015, Maggie Hui was announced as the Company’s Chief Account Officer and Betsy Atkins was named an Independent Director.

In our 2015 Annual Report, we list all entities included in consolidated financial statements, how the precautionary principle is addressed by the organization, discuss the financial implications and other risks/opportunities due to climate change, and list asset acquisitions and dispositions. SL Green’s net revenues can be found in our 2015 Fourth Quarter Supplemental Data report.

SL Green uses several third-party contractors throughout the supply chain. For example, cleaning vendors, pest management contractors, maintenance staff, waste haulers, water tower maintenance contractors and several other types of third-party contractors are employed at SL Green

buildings. Vendors are assessed based on their ability to perform high-quality work. The real estate sector tends to employ several labor-based and/or labor-intensive contractors, who are required to follow all applicable laws regarding health, safety, benefits, wages and labor organization practices. Vendors are engaged through a comprehensive sustainability rating system, which rates vendors on compliance with SL Green’s sustainability goals, such as achieving a minimum waste diversion rate, purchasing green cleaning products, or using only least hazardous pesticides. Vendors are given a score from 1 to 10 based on their ability to meet or exceed SL Green’s goals. The vendor ratings are reported to Reckson’s SVP of Operations twice per year in order to maintain progress towards achieving company-wide sustainability goals.

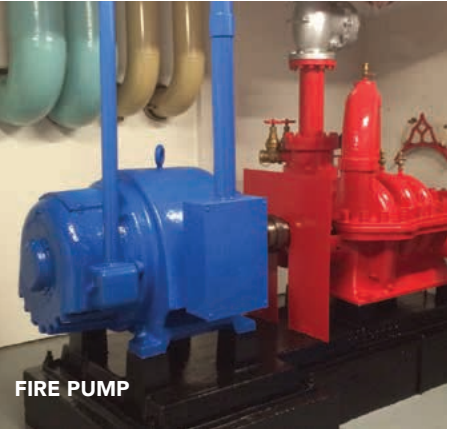
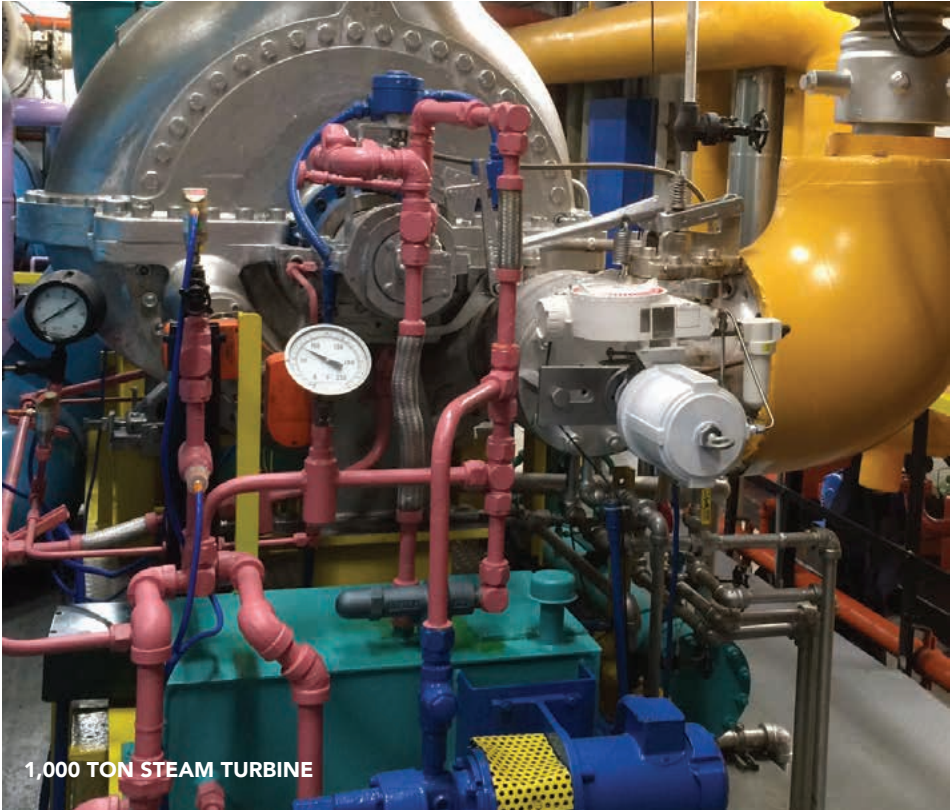
As of December 31, 2015, SL Green had 1,113 full-time employees (685 male, 428 female) and 15 part-time employees (7 male, 8 female). Across its three regions, SL Green had 1,082 employees in Manhattan (652 male, 430 female), 21 employees in Westchester (16 male, 5 female), and 25 employees in Connecticut (23 male, 2 female). SL Green conducts anti-harassment training for new hires, and other forms of training are done throughout the company on an annual basis, such as OSHA training for our construction department. The Company encourages employee participation in certification and designation programs provided by organizations such as: Local 94, 32 BJ, IREM, USGBC, BOMA, and NYU. SL Green did not report fines for and nonmonetary sanctions for noncompliance with environmental or health and safety laws and regulations, nor did it receive grievances about environmental or labor impacts filed through formal grievance mechanisms.

Our 401(k) benefits are made available to all full-time, nonunion 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, and paid time off for vacation, holidays, and personal days, health club discounted membership, wellness program and corporate discounts. There are currently six collective bargaining agreements that cover the workforce and serve all of our properties.

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REBNY BEST ENGINE ROOM FINALIST

## Recent mechanical improvements enable the building to run with optimal efficiency:

- Energy monitoring system provides engineers with real-time steam and electric usage, predicts energy consumption and demand, monitors high-pressure steam traps and tracks the demand response program
- Master curtailment point that allows engineers to automatically start a building-wide energy curtailment program at the push of a button
- Digital LEEF control panels allow the building’s two turbines to operate at maximum efficiency
- Siemens Insight Apogee Building Management System conserves energy and resources by regulating systems throughout the building







420 Lexington Avenue, New York, NY 10170, 212-594-2700 [www.slgreen.com](http://www.slgreen.com)