



SLGREEN NYC

SL GREEN REALTY CORP.
2017 SUSTAINABILITY REPORT

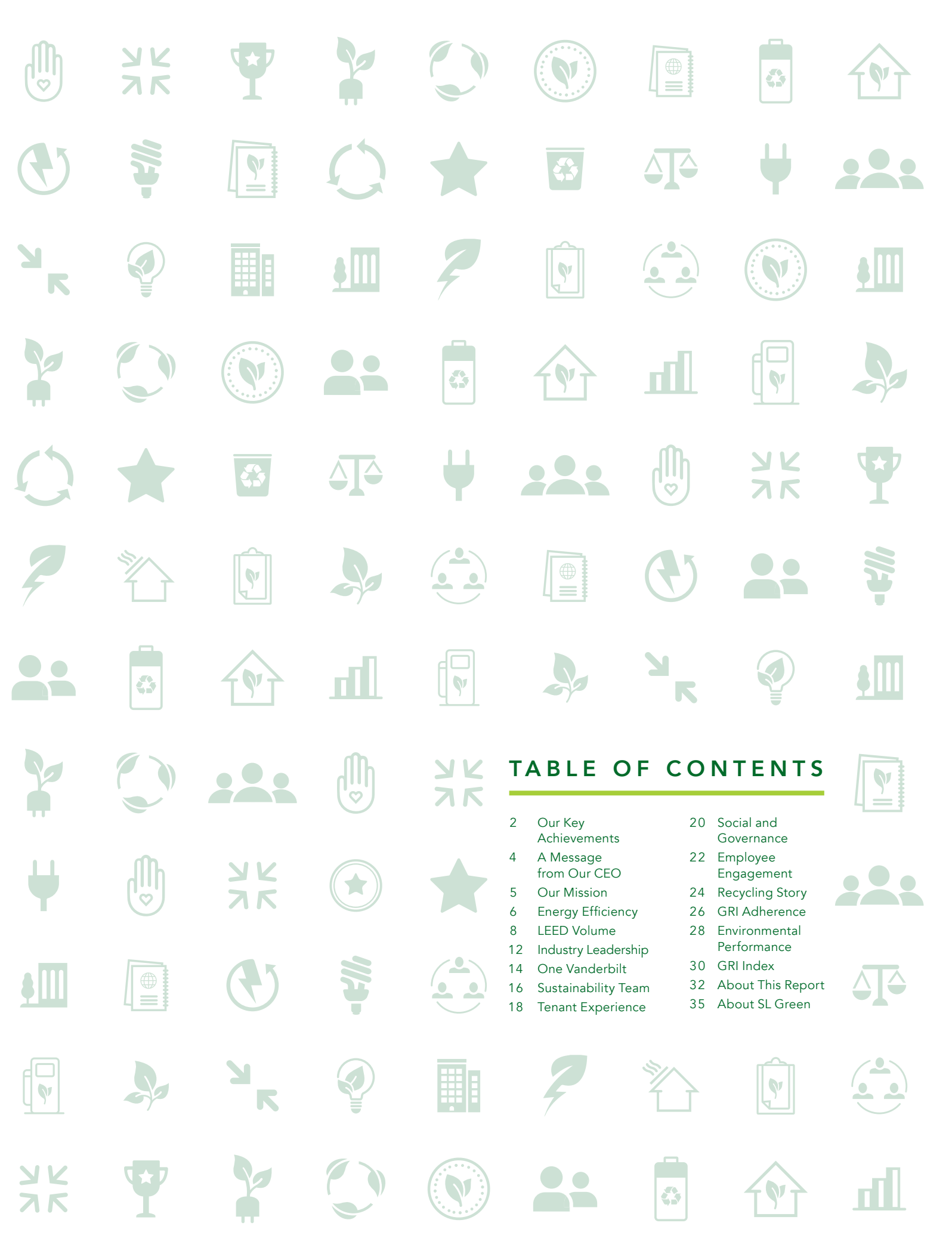
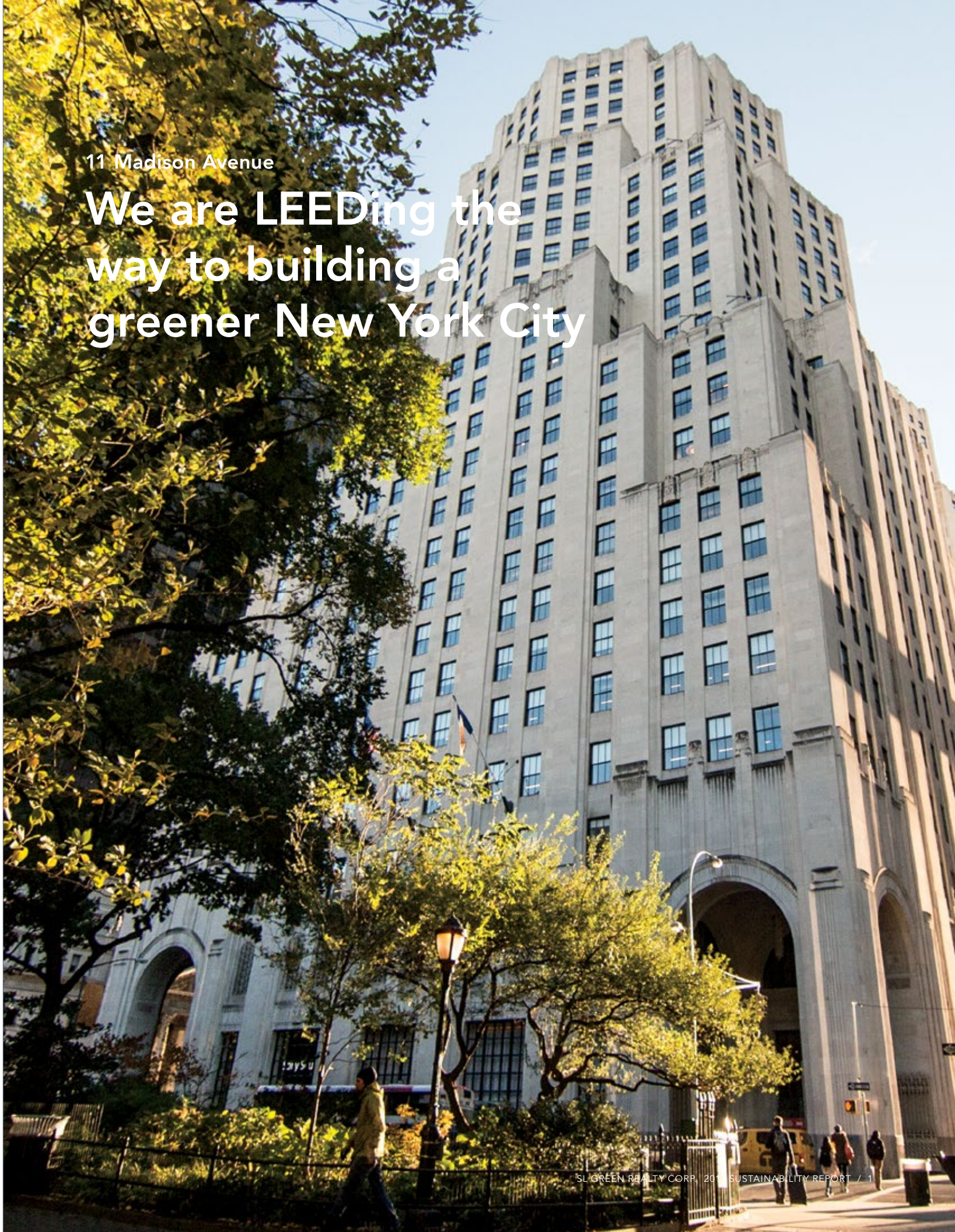


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11 Madison Avenue

We are LEEDing the way to building a greener New York City



2016-2017

OUR KEY ACHIEVEMENTS

The success of SL Green’s market-leading sustainability program has garnered industry recognition and awards. These accomplishments are reflective of our commitment to New York City and the Mayor’s environmental goals.



#1
MOST SUSTAINABLE REIT

by Real Estate Finance & Investment (2017)



\$50 MILLION
INVESTED IN ENERGY EFFICIENCY

including LED retrofits, steam station insulation, BMS installation and HVAC upgrades (since 2010)



15
ENERGY STAR LABELS

representing 8% of all of Manhattan’s labels across 10M square feet (2016)



219,000
KILOWATT HOURS

reduced through demand response participation in Con Ed and NYISO programs (2016)



15
COMMUNITY EVENTS

park cleanups, mentoring events and donation drives to provide tenants and employees with volunteering opportunities (2017)



100%
INCREASE IN LEED CERTIFIED BUILDINGS

across 9 properties through the LEED Volume program (2017)



\$17.4 MILLION
INVESTMENT IN SUSTAINABILITY FEATURES

above and beyond the latest energy code included in the base building design of One Vanderbilt (2017)



100%
OF NYC PROPERTIES

owned and managed by SLG are involved with green initiatives, including LEED, ENERGY STAR and the New York City Carbon Challenge (2017)



"A" RATING
FOR ESG PERFORMANCE

on the Global Real Estate Sustainability Benchmark’s (GRESB) Public Disclosure Report (2017)



30%
REDUCTION IN GHG EMISSIONS

commitment made in New York City Carbon Challenge across 8M square feet (2016-2026)



76
ENERGY STAR SCORE

average score of SLG properties, benchmarked in ENERGY STAR Portfolio Manager. Achieved ENERGY STAR Partner for three consecutive years (2015, 2016, 2017)



20.5 MILLION
SQUARE FEET

connected to a real-time energy management platform (2017)



MARC HOLLIDAY
Chief Executive Officer
SL Green

A MESSAGE FROM OUR
CHIEF EXECUTIVE OFFICER

My confidence has never been higher in the economic future of New York City, the quality of our portfolio and the abilities of SL Green’s team. As we continue to build, renovate and finance the future of the city, our shared vision of a sustainable and competitive urban business district will be realized.

2017 was another year of market-leading operating performance by SL Green. On the sustainability front, we have garnered industry recognition on a local, national and international level. SL Green was named the “Most Sustainable REIT” by *Real Estate Finance & Investment* this year, and we won Business Intelligence Group’s “2017 Sustainability Award” and the Institute of Real Estate Management’s “Corporate Innovation” REME award in recognition of our progressive energy management platform. Our green operations landed in the top percentile of both Global Real Estate Sustainability Benchmark’s Public Disclosure Report and Morgan Stanley Capital International’s ESG Index. Our commitment is unwavering as we certified 50 percent of our owned and managed portfolio under LEED and accounted for 8 percent of all ENERGY STAR labels across Manhattan in 2017 alone.

Collaborative opportunities with tenants are integral to our sustainability strategy. As New York City’s largest commercial landlord, our commitment to creating a greener footprint begins with the 10-year participation in the New York City Carbon Challenge, where we will work with tenants to realize a 30 percent reduction in greenhouse gas emissions. We’ve partnered with Viacom at 1515 Broadway, Bloomberg at 919 Third Avenue and Sony at 11 Madison Avenue to make joint investments toward energy efficiency.

SL Green’s best-in-class team is also applying years of industry expertise at One Vanderbilt. Setting the precedent for 21st century commercial development, the trophy tower will achieve one of the lowest carbon footprints in the city. In addition to the latest technological features of the project, we are going well above and beyond by investing \$17 million in sustainability elements that, when coupled with LEED and WELL certifications, will establish the iconic building as the blueprint of visionary sustainable building design.

Our approach to sustainability at One Vanderbilt extends beyond core and shell. Looking at the building from inside out, we’ve designed an environment that capitalizes on openness, natural light and quality air to create tenant spaces that foster wellness and productivity. Tenants will have access to amenities unrivaled in New York City, including a 30,000 square-foot tenant-only amenity floor, a world-class restaurant in partnership with celebrated chef Daniel Boulud and direct connections to the Grand Central Terminal mass transit network.

In an unprecedented public-private partnership, SL Green will implement \$220 million in public realm and transit improvements in conjunction with the construction of One Vanderbilt, including the creation of a habitable, pedestrian-friendly public plaza that bridges the building and Grand Central Terminal. The apex of sustainability, wellness and amenities will provide both One Vanderbilt’s tenants and the surrounding community with an unsurpassed urban experience.

Looking at SL Green today, we are confident that we have assembled a resilient and responsible portfolio that generates results and value. We will consistently deliver superior performance to conserve finite resources, incorporate citywide initiatives and uphold our responsibility to the community.

Marc Holliday
Chief Executive Officer

SL GREEN REALTY CORP.
OUR MISSION

SL Green Realty Corp. is committed to environmentally sustainable initiatives and innovation that deliver efficiency, value, and health for our business, tenants and community. Structured around three key areas, Efficiency, Tenant Experience, and Industry Leadership, our program continues to introduce a broad platform of market-leading initiatives to address energy usage, natural resource consumption, air quality, recycling, transportation, and education.

Since the program’s inception, we have invested over \$50 million in energy efficiency projects, achieved LEED certifications across 12.8 million square feet and maintained ENERGY STAR labels across 40 properties.

NYC’S CARBON CHALLENGE
OUR CARBON COMMITMENT

As New York City’s largest commercial landlord, SLG takes responsibility for implementing best practices, operating at the highest efficiency standards and strengthening NYC’s resiliency. Our commitment begins with participation in the New York City Carbon Challenge with 8 buildings across 8M square feet.

625 MADISON AVE	1515 BROADWAY	100 PARK AVE
810 7TH AVE	485 LEXINGTON AVE	280 PARK AVE
555 WEST 57TH ST	750 THIRD AVE	

During this 10-year initiative, we committed to partner with our tenants to achieve a 30% reduction in greenhouse gas emissions.



EMISSIONS TRACKER ON ENERGY DESK, WHICH DISPLAYS CUMULATIVE CARBON SAVINGS

AWARD-WINNING ENERGY DESK

SLG has installed a real-time energy management platform across 20.5M square feet to manage building systems and compute valuable diagnostics. The latest evolution of Energy Desk occurred in January 2017, when the need to track GHG emissions arose to facilitate both our own and our tenants’ participation in the Carbon Challenge. Facilitating data transparency with tenants through Energy Desk is critical in achieving meaningful reductions.

Awarded Business Intelligence Group’s “2017 Sustainability Award” and the Institute of Real Estate Management’s “Corporate Innovation” REME Award in recognition of this cutting-edge platform.

ENERGY EFFICIENCY

"The first thing that comes to mind when it comes to SL Green is that they get it. You don't have to educate somebody who has already been doing this and who is leading the way. They have a big enough portfolio that they are moving the market."

—Mike Richter
President, Brightcore Energy
Former Goalie for NY Rangers



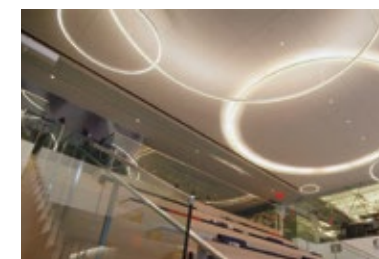
REBNY'S BEST ENGINE ROOM (2017)

In recognition of the state-of-the-art equipment and meticulous conditions found in 810 7th Avenue's engine room, the Real Estate Board of New York awarded the building "Best Engine Room" in 2017. Recent mechanical improvements include the installation of an upgraded cooling tower, digital LEEF control panels and variable frequency drives to maximize energy efficiency across the building's systems.



(2016–2017) LOBOS

1515 Broadway installed a Load Based Optimization System (LOBOS) to refine set points and operating times to maximize efficiency and occupant comfort. In conjunction with a central plant upgrade, BMS upgrade and steam room insulation, a 15% energy reduction and 9 point increase in ENERGY STAR score were realized.



(2016–2017) LED RETROFITS

SLG has undergone LED retrofits in base building areas across 17 properties and, in 2016, 3,500 fixtures were replaced with higher efficiency LEDs with a payback at or under 3 years. Tenants are encouraged to install LEDs through build-out guidelines and green lease standards. Retrofits at 6 additional properties are planned for 2018.



(2016–2017) SOLAR PANELS

At 520 White Plains Road, a 100kW solar carport was installed in 2016. This carport provides covered parking to mitigate heat island effect and reduce reliance on the grid by supplying on-site renewable energy. In the first year since installation, 47% of required base building electricity was generated through this system.

LEED VOLUME

"Pursuing a LEED certification is more than implementing sustainable practices. It represents a commitment to making the world a better place and influencing others to do better. Given the extraordinary importance of climate protection and the central role of the building industry in that effort, SL Green demonstrates their leadership through achieving LEED EB certifications across nine Manhattan buildings simultaneously."

— Mahesh Ramanujam
President and CEO
U.S. Green Building Council



SL GREEN REALTY CORP.

OUR LEED STRATEGY

Across the 9 properties that earned LEED certifications through the LEED Volume program, we:



Implemented LEED plans and policies throughout 100% of properties.



Decreased average water consumption by 24%.



Offset 9,200 mtCO₂e through wind-power generation.



Met sustainable criteria with 75% of janitorial cleaning and paper product purchases.

Our LEED Volume efforts reduced energy consumption by 697,708 kWh/year. This is equivalent to 490 metric tons of CO₂ avoided per building, or:



104 cars being removed from the road.



12,700 tree seedlings growing for 10 years.



Saving 58,000 gallons of gasoline.



The energy to power 52 homes for a year.



8 LEED GOLD CERTIFICATIONS

Through LEED Volume efforts in 2017, SL Green doubled the number of certified properties within its portfolio in under a year. 50% of the NYC square footage owned and managed by SLG is now LEED certified.

1350 6TH AVENUE

80% of cleaning and paper products meet sustainability criteria



420 LEXINGTON AVENUE

Transitioned to MERV 13 filters to improve indoor air quality



100 CHURCH STREET

ENERGY STAR score falls within the top 10% in the country across buildings of similar scale



1515 BROADWAY

Increased ENERGY STAR score 9 points in one calendar year



711 THIRD AVENUE

Underwent retrocommissioning to optimize building energy performance



461 FIFTH AVENUE

Retrofit lighting to high-efficiency, low-mercury bulbs



521 FIFTH AVENUE

90% of building occupants utilize sustainable alternative transportation



220 EAST 42 STREET

Installed aerators to reduce water consumption 38% below industry average



2 LEED SILVER CERTIFICATIONS

"In New York City, all building types need to reduce their greenhouse gas emissions to get us to New York City's goal of decreasing greenhouse gas emissions 80% by 2050. We applaud SL Green for proactively improving the performance of their buildings, reducing greenhouse gas emissions and helping to protect the health and well-being of all New Yorkers."

—Mark Chambers
Director
New York City Mayor's
Office of Sustainability

1185 6TH AVENUE

Committed to off-site preservation of undeveloped land



485 LEXINGTON AVENUE ^[1]

One of the first buildings in NYC and NYS to achieve LEED under version 4



[1] Not included in the LEED Volume Program

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The energy to power 52 homes for a year.

INDUSTRY LEADERSHIP

"As New York City's largest commercial landlord, we feel a responsibility for implementing best practices and operating at the highest efficiency standards. I am proud of what we have accomplished as an industry leader and look forward to continued success as we raise the bar even higher in the coming years."

— Marc Holliday
CEO
SL Green



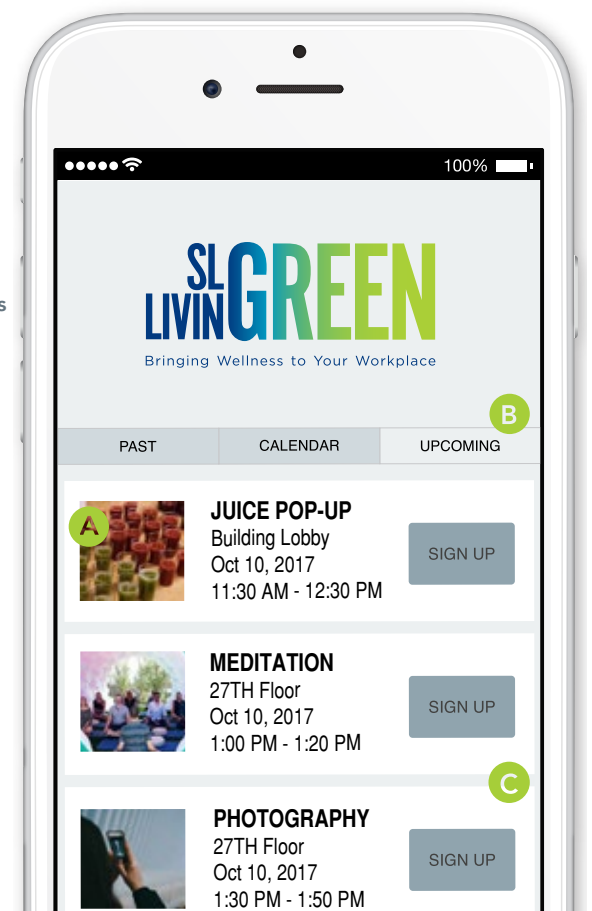
MEDITATION POP-UP, 711 THIRD AVENUE

BEST-IN-CLASS TENANT WELLNESS PROGRAM

SL Green's best-in-class sustainability program has established a new precedent for office environments and landlord-tenant relationships. We believe that the office of the future is not only sustainable and energy efficient, but is an environment that facilitates work-life balance and wellness.

Our latest initiative is SL Living Green, an app that offers our tenants a suite of wellness amenities such as yoga, meditation, educational speaking events and health-food pop-ups in partnership with Better Spaces. Through this program, we will redefine what can be accomplished in a standard office and leverage our spaces to create a culture of community, productivity and health.

- A** Explore fresh food and juice in your building.
- B** Look for upcoming events and hangouts.
- C** Plan your upcoming week by setting your own events.






INDUSTRY LEADERSHIP

ONE VANDERBILT

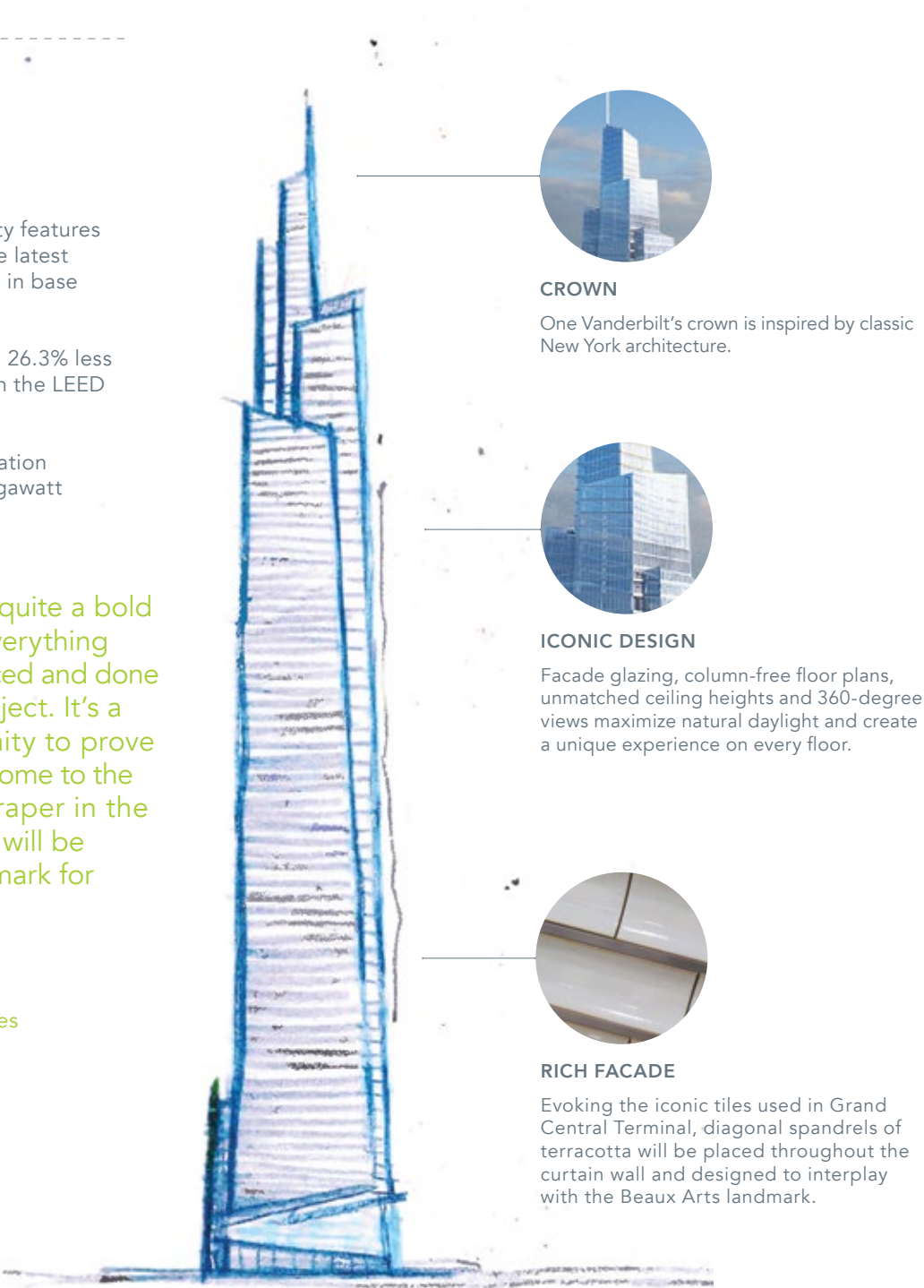
A shining beacon on the skyline, One Vanderbilt is a triumph of visionary placemaking and the epitome of the 21st century workplace.

SUSTAINABILITY
DESIGN FEATURES

-  \$17.4M of sustainability features above and beyond the latest energy code included in base building design
-  Projected to consume 26.3% less energy compared with the LEED version 3 baseline
-  On-site energy generation powered by a 1.2-megawatt cogeneration plant

“The building design is quite a bold and simple gesture. Everything we’ve designed, practiced and done has influenced this project. It’s a tremendous opportunity to prove that New York can be home to the most advanced skyscraper in the world. One Vanderbilt will be an unforgettable landmark for New York.”

—James von Klemperer
President & Design Principal
Kohn Pedersen Fox Associates



Original building sketch by James von Klemperer, 2012



CROWN
One Vanderbilt’s crown is inspired by classic New York architecture.



ICONIC DESIGN
Facade glazing, column-free floor plans, unmatched ceiling heights and 360-degree views maximize natural daylight and create a unique experience on every floor.



RICH FACADE
Evoking the iconic tiles used in Grand Central Terminal, diagonal spandrels of terracotta will be placed throughout the curtain wall and designed to interplay with the Beaux Arts landmark.



DEMO/CONSTRUCTION

RESPONSIBLE SOURCING
Prioritize sourcing of sustainable materials, including recycled content in structural steel, reinforcing steel and concrete mixes.

EFFICIENCY PLANNING
Consolidated the typical multiday series of concrete pours into one 18-hour pour to minimize truck trip emissions and community disruption.

RECYCLING TRACKING
75% recycling rate during project demolition and construction.

FINAL VISION

“As the pinnacle of the future workplace, One Vanderbilt is perfectly tailored to recruit great talent. Its location, openness and natural light combined with the highest LEED and WELL certifications create a pivotal, stimulating environment where employees can excel every day.”

—Robert J. Alexander
Chairman, Tri-State Region
CBRE, Inc.

MARKET-LEADING

SUSTAINABILITY TEAM

SLG’s preeminent sustainability program has garnered substantial industry recognition, a testament to our distinguished approach to efficiency and the ingenuity of our employees.



LIZ MAJKOWSKI

SVP Operations and Director of Sustainability

Liz Majkowski is the fearless leader of over 1,000 employees. In her dual roles, Liz is responsible for managing building operations and sustainability across 22M square feet and oversees one of the most prominent real estate programs in the country. In 2017, Liz was recognized for the ingenious way she has capitalized on the synergies between operational and sustainability strategies through CREW NY’s “Entrepreneurial Spirit” Award, *City and State’s* “The Responsible 100 Corporate Citizen” Award and Sokol Media’s “Most Influential Women in Real Estate” Award.

EVIN EPSTEIN

Sustainability Analyst

Evin Epstein works as SL Green’s Sustainability Analyst. Evin has a master’s degree in Environmental Policy Design from Lehigh University and is responsible for implementing SLG’s sustainability program portfolio-wide. In 2017, Evin was responsible for overseeing LEED certifications across 9 properties and participation in the New York City Carbon Challenge across 8 properties. Her efforts were recognized when she was awarded the Real Estate Board of New York’s “Rising Star” award and added to IREM’s and the *Commercial Observer’s* lists of 30 Under 30.



PETER GORRY

SL Green
Property Manager

30 years ago, Peter Gorry began his career as a helper at 11 Madison Avenue and worked his way up to become the Property Manager of this 2.3M SF iconic property. One of his greatest assets is his in-depth knowledge of building mechanical systems learned during his experience as a Chief Engineer. Under Peter’s technical expertise, 11 Madison operates with the utmost efficiency and has an ENERGY STAR score of 86. BOMA recognized Peter’s commitment and aptitude by awarding him Property Manager of the Year (10+ years).



PAMELA SELTZER

SL Green
Property Assistant / Sustainability Team Member

Pamela Seltzer has a master’s degree in Sustainability Management from Columbia University. Applying the experience she cultivated while implementing a recycling program at New York’s 5 major airports, Pamela is responsible for presenting recycling trainings to tenant employees. She is also involved in growing SL Green’s corporate social responsibility initiatives by organizing community service opportunities. Her dual role as a Property Assistant and Sustainability Team member was integral to 711 Third Avenue’s success in achieving LEED Gold this year.



CAROL NUZZO

SL Green
Property Manager

Through her undeniable leadership and can-do attitude, Carol Nuzzo was awarded BOMA’s Property Manager of the Year (3-10 years). As the Property Manager of 1.8M SF at 485 Lexington/750 Third Avenue, Carol led the charge in achieving one of the first LEED certifications under version 4 in the country. Carol is continuously exploring energy saving opportunities and technologies alongside her engineering team. She is also an invaluable partner to the New York Blood Center, organizing 6 blood drives since 2016 and collecting over 500 pints of life-saving blood.



WILLIAM HURD

SL Green
Chief Engineer

William Hurd, Chief Engineer at 810 7th Avenue, embodies SLG’s commitment to sustainability. Bill’s ability to analyze central plant operations has been the guiding force in spearheading energy efficiency changes at the building. Under his leadership, the speed and static pressure of equipment and HVAC start-up times are continuously monitored. As a result of his efforts, 810 7th Avenue achieved the Real Estate Board of New York’s “Best Engine Room” award in 2017 and is well positioned for a LEED certification in 2018.

2016-2017 BOMA Pinnacle Awards

100 PARK AVENUE
Finalist for Earth Award

810 SEVENTH AVENUE
Grand Pinnacle

635-641 AVENUE OF THE AMERICAS
Renovated Building of the Year

PETER GORRY
Property Manager of the Year (10+ Years)

810 SEVENTH AVENUE
Operating Office Building of the Year (500K SF – 1M SF)

CAROL NUZZO
Property Manager of the Year (3-10 Years)

TENANT EXPERIENCE

"Working with SL Green has allowed us to implement energy efficiency projects that, as a tenant, we did not anticipate in our build-out. For instance, they've recently installed variable frequency drives and, although this was an SL Green initiative, we worked collaboratively to understand the benefits. In fact, we accrue the energy savings from many of SL Green's projects through the realization of lower energy bills."

— Robert Zelony
Vice President Facilities
SONY Corporation



PARK CLEANUPS

SL Green funded and hosted 2 park cleanup events in 2017 to beautify our surrounding communities during Earth Day. Together with our tenants, we picked up trash, planted flowers and repainted park infrastructure at Carl Schurz Park in NYC and Edith G. Read Natural Park and Wildlife Sanctuary in Westchester.



RECYCLE THE GAME

In collaboration with our tenants for the second consecutive year, SL Green collected over \$16K worth of sporting equipment that was donated to two nonprofit organizations, Sports & Arts in Schools Foundation and Ice Hockey in Harlem. This initiative was successful in keeping equipment out of landfills and providing children with resources to get active and make healthy lifestyle choices.



EDUCATION

We are continuously finding ways to educate tenants on our behind-the-scenes sustainability initiatives. From recycling trainings and informative webinars to curtailment collaboration and ENERGY STAR demonstrations, maintaining tenant engagement is a top priority within our sustainability program.



LOBBY DRIVES

For over a decade, we have hosted community services drives in our building lobbies collecting blood, food, school supplies, coats and toys. In 2017, we collected 2,000 pounds of food, which was donated to City Harvest. SL Green has partnered with Coalition for the Homeless to collect school supply donations and Children of Bellevue Hospital for toy donations.

SOCIAL AND GOVERNANCE

"Developing a cultural focus on corporate social responsibility begins with an organization's leadership. With executive-level participation on our Sustainability Team, these initiatives have top-down support and are a company-wide priority."

— Liz Majkowski
SVP Operations and Director of Sustainability
SL Green

Marc Holliday, CEO of SL Green
presenting on One Vanderbilt to students



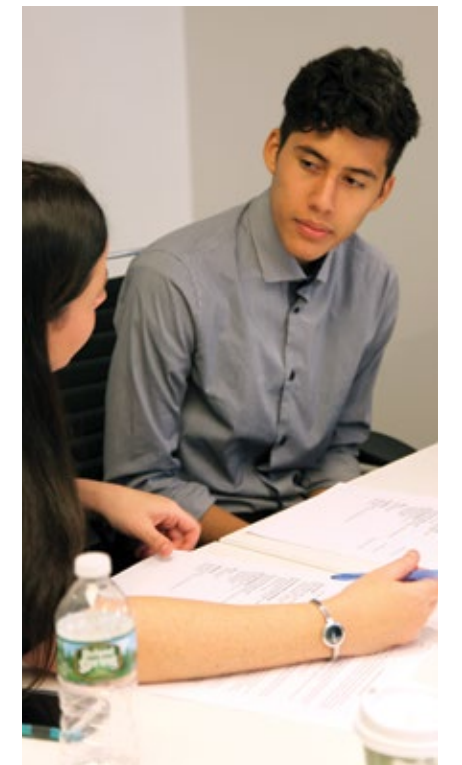
GOOD FOR ME. GOOD FOR MY CITY. WORKING TOGETHER

Our latest corporate social responsibility initiative is partnering in the Mayor's Good For Me. Good For My City. campaign to promote high school mentorship and employee-volunteer engagement in NYC. To fulfill our commitment, SLG's CEO, executives and employees mentored students from Robert F. Wagner Jr. Secondary School in Long Island City, where the student to guidance counselor ratio is 500:1. The goal of the mentorship event was to help students prepare for upcoming interviews and career opportunities through resume writing and interviewing workshops. The one-on-one attention had a profound impact on the students.



"The mentoring workshop was very interesting. I learned about the career paths taken by SL Green employees. I was inspired by how they faced obstacles and overcame them to get to where they are today."


—SL Green Mentee



EMPLOYEE ENGAGEMENT

The success we have achieved as a company is a direct result of SL Green’s best-in-class team. At SLG, the growth of our employees is supported through continuing education, premium benefits, volunteering opportunities and wellness event offerings.

INDUSTRY MEMBERSHIPS

- 
- Real Estate Board of NY**
 - Board Member
 - Sustainability Committee
 - Management Committee
 - Residential Committee
 - Signatory of REBNY’s Sustainability Statement
 - Building Owners and Managers Association**
 - Board Member
 - Pinnacle Committee Member
 - Codes & Regulations Committee Member
 - Institute of Real Estate Management**
 - Member
 - Realty Advisory Board**
 - Board Member
 - U.S. Green Building Council**
 - Gold Level Membership
 - Urban Green Council**
 - Board Member
 - Supporter of HQ2050
 - New York League of Conservation Voters**
 - Member
 - Westchester Green Business Council**
 - Member
 - Stamford 2030 District**
 - Founding Member
 - Urban Land Institute**
 - Office & Industrial Park Council Member
 - SEIU LOCAL 32BJ**
 - Training Advisory Committee Member
 - Commercial Real Estate Women NY**
 - Member
 - Business Improvement Districts:**
 - Membership across 21 BIDs
 - Board Member, Madison Avenue
 - Board Member, Grand Central Partnership
 - Board Member, Times Square Alliance

OUR BENEFITS

100% FUNDED	OTHER BENEFITS
DENTAL & VISION PLANS	EMPLOYEE APPRECIATION EVENTS
SHORT & LONG-TERM DISABILITY COVERAGE	EMPLOYEE STOCK PURCHASE PLAN
LIFE INSURANCE & AD&D	401(k) PLAN & ROTH 401(k) PLAN WITH SLG MATCH
24/7 EMPLOYEE ASSISTANCE PROGRAM	FLEXIBLE SPENDING ACCOUNTS: HEALTH & COMMUTER BENEFITS
WELLNESS SEMINARS	DISCOUNTS: GYM, HEALTHY REWARDS & RETAIL
PET INSURANCE	

“We are proud to have one of the most solid benefit packages among S+P 500 companies to attract and retain the industry’s premier talent. Through an employee satisfaction survey, we found that 90 percent of employees indicated they are proud to work for SL Green and 83 percent plan to remain at the company for two or more years.”

—Edward Piccinich
EVP, Director of Management & Construction
SL Green

SL GREEN TEAM



EMPLOYEE WELLNESS EVENTS

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

A DECADE OF COMMUNITY SERVICE DRIVES



BACK TO SCHOOL



COAT



FOOD



TOY



BLOOD



SPORTING EQUIPMENT



E-WASTE

SL GREEN'S

RECYCLING STORY

Outlined in the OneNYC Plan, Mayor de Blasio set the ambitious goal of sending zero waste to landfills by 2030. New York City enacted a new recycling law enforced as of August 1, 2017 that mandates source-separated recycling to help meet this goal.

As a result of these legislative updates, SL Green became responsible for ensuring compliance across 22M square feet of base building space, janitorial operations and tenant procedures. SLG's sustainability team focused on educational strategies to achieve recycling compliance and drive behavior change.

SLG collaborated with the union, SEIU Local 32BJ, to streamline trainings for over 500 cleaning employees. Because there are a variety of languages spoken by our staff, we had all presentation materials translated into several languages. We also color-coordinated liners and sorting areas on the loading dock to facilitate pickups and minimize contamination. To ensure that we are also maintaining training for new and temporary employees, we worked with the union and Alliance Building Services to include the recycling training in on-boarding presentations.

Phase two of our educational efforts encompassed on-site trainings for tenant employees across 26 properties that explained the legal requirements and included a hands-on sorting exercise. To reinforce and disseminate what was learned in the trainings, we distributed presentation materials, a training recording and sample signage to tenants portfolio-wide.

As a result of our efforts, over 1,000 people have been educated on recycling best practices. We have created a self-sustaining educational system and have laid the foundation for successful compliance.

"Having done a waste assessment at all SL Green Properties, Great Forest wants to recognize SL Green as having done an excellent job in minimizing recycling contamination, separating materials effectively, and implementing best practices across their portfolio. SL Green has displayed industry leadership in updating their waste and recycling program."

—Joe Romuno
Director of National Accounts
Great Forest

 **500**
cleaning employees received training in coordination with the union

 **375**
tenants received on-site training across 26 properties

 **100,000**
tenant employees received recycling educational material



RECYCLING FOR NYC BUSINESSES

-  **METAL, GLASS, PLASTIC**
- METAL, CANS, AND ALUMINUM FOIL
 - GLASS JARS AND BOTTLES
 - RIGID PLASTIC
 - MIXED METAL / PLASTIC OBJECTS
 - BEVERAGE CARTONS

-  **GARBAGE**
- PLASTIC FILM AND WRAP, PLASTIC BAGS
 - FOAM PRODUCTS
 - SOILED OR COATED PAPER
 - FOOD SCRAPS

-  **PAPER**
- RECEIPTS, MAIL, OFFICE PAPER, FOLDERS
 - NEWSPAPERS, MAGAZINES, CATALOGS
 - CARDBOARD

"SL Green approached us about training on the City's new recycling rules for their 32BJ employees. Working with SL Green's Sustainability Team, we developed a basic one-hour module that walks cleaners through the rules to maintain a compliant recycling program. We then organized classes at 20 buildings and trained over 500 cleaners in one month. Partnering with SL Green was critical in creating a successful training module that we are continuing to use in other buildings across the city."

—Linda Nelson
Director
SEIU Local 32BJ Training Fund

GRI ADHERENCE

Reporting “In Accordance - Core” with the Global Reporting Initiative’s (GRI) G4 framework is essential in ensuring that SL Green’s sustainability program is transparent to stakeholders. Adhering to GRI facilitates decision making, year-over-year tracking and goal-setting surrounding ESG initiatives. We are proud of our evolving sustainability program and will continue to maintain our industry leadership.



100 PARK AVENUE SETBACKS

ENVIRONMENTAL PERFORMANCE

As part of the 2016 reporting initiative, SL Green evaluates its environmental performance metrics for greenhouse gas emissions and energy, water, and waste consumption. These metrics utilize assessment standards consistent with industry best practices 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 World Resources Institute’s (WRI) GHG Protocol.

A total of 50 buildings, representing 22,809,396 square feet, are included in the below portfolio analysis. In last year’s report, a total of 53 buildings, representing 23,149,117 square feet, were included in the portfolio analysis. Three buildings were sold between the beginning of 2015 and the end of 2016 (500 West Putnam Avenue, 140 Grand Street, and 150 Grand Street). In 2017, a different strategy was used to collect building data for the calendar year 2016, informing the below analysis. This strategy involved collecting energy data from the utility directly, which resulted in more accurate consumption data. Due to changes in methodology and in the building stock within the portfolio, the analysis of 2016 building metrics should not be compared with 2015 metrics.

Energy Consumption

The SL Green portfolio has an energy use intensity of 0.03 MWh per square foot between January 1, 2016 and December 31, 2016. SL Green’s portfolio decreased overall energy consumption from 2015 to 2016 by 102,477.5 MWh. The energy consumed by SL Green properties’ shared landlord services between January 1, 2016 and December 31, 2016 was:

Fuels (natural gas, fuel oil)	44,410 MWh
District Services (steam)	197,785 MWh
Electricity	206,445 MWh

The energy consumed by SL Green tenants between January 1, 2016 and December 31, 2016 was:

Fuels (natural gas, fuel oil)	0 MWh
District Services (steam)	4,074 MWh
Electricity	175,147 MWh

The total renewable energy consumed at SL Green properties between January 1, 2016 and December 31, 2016 was:

Renewable Energy Produced On Site	44 MWh
Renewable Energy Purchased Off Site	1,310 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, 2016 until December 31, 2016, the GHG Protocol’s GHG calculation methodology was utilized. This report covers SL Green’s 2016 location-based emissions, and does not cover market-based emissions. Due to the data availability, calculation methodology change and updates to the SL Green portfolio from 2015 to 2016, the 2016 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, 2016 and December 31, 2016 were:

Scope 1 Emissions (Base building direct energy)	8,813 mtCO ₂ e
Scope 2 Emissions (Base building indirect energy)	104,486 mtCO ₂ e
Scope 3 Emissions (Tenant energy use)	51,561 mtCO ₂ e
Total Combined Scope 1, 2, and 3 Emissions	164,860 mtCO ₂ e
GHG Emissions from Refrigerants (Included in Scope 1)	3,518 mtCO ₂ e
Greenhouse Gas Emissions Intensity:	0.0072 mtCO ₂ e / square foot

* In August 2018 this report was modified to reflect the most up to date information on the company’s 2016 emissions. Looking ahead, SL Green will undergo a historical audit of environmental performance data, which may trigger additional restatements in past reports.

Water Conservation

The total water consumed by SL Green properties between January 1, 2016 and December 31, 2016 was:

Total Water Consumption	1,875,591 M ³
Water Use Intensity	0.08 M ³ / square foot

* In May 2018 this report was modified to reflect the most up to date information on the company’s 2016 water usage.

Waste Management

The SL Green portfolio has a waste use intensity for ongoing waste of 0.003 short tons of total non-hazardous waste per square foot, and a hazardous waste intensity of 0.0005 short tons of total hazardous waste per square foot. The total waste* from SL Green properties by type between January 1, 2016 and December 31, 2016 were:

Total Weight of Hazardous Waste	1,674 SHORT TONS
Total Weight of Non-Hazardous Waste	12,577 SHORT TONS
Total Weight of Recycled Waste	6,205 SHORT TONS

* Waste values for portfolio are estimated based on diversion rates determined through waste audits performed in 2016 at two properties.

The waste disposal rates from SL Green properties between January 1, 2016 and December 31, 2016 were:

Recycled	49 %
Landfilled	51 %

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.

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ABOUT THIS REPORT

This is SL Green’s fifth annual sustainability report, which covers the 2016 and 2017 calendar years. This report is “In Accordance” with the Global Reporting Initiative (GRI) G4 reporting guidelines at the Core level. Additionally, the report contains disclosures from the GRI 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 30 and 31.

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

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 staff, as well as other external consultants and service providers, to collect and compile energy consumption, greenhouse gas (GHG) emissions, water consumption and waste management data. This report was not externally assured.

SL Green believes in the value of transparency, and we look to make our ESG performance information readily available to a variety of rating/ranking organizations and indices. In addition to the disclosures made in this report, additional disclosures that we believe are important to our stakeholders that are not covered through GRI adherence are listed below:

- Growth on non-green certified developments: SL Green only pursues growth on green certified developments.
- Brownfield redevelopment: One Vanderbilt was constructed on a brownfield redevelopment site, of which SL Green took responsibility for all remediation activities.
- Existence of mixed-use properties: The Olivia is considered a mixed-use property.
- Tenant improvement strategies: SL Green has made arrangements with tenants to improve property environmental performance through education and training on recycling best practices.
- Green lease agreements: SL Green has green lease agreements in place at 10 East 53rd Street.
- Environmental audits: SL Green conducts regular environmental impact audits, including waste audits across the portfolio, energy audits, and commissioning studies.

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 oil, steam, and natural gas 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 and global warming potentials published by the GHG Protocol. When data was not available, estimates were used as needed. In recent years, GHG Protocol has made several changes to GHG emissions factors and global warming potentials. Changes are reflected in the emissions reported for 2016 in this year’s report.

Due to changes in the portfolio and in data collection methodologies, energy, water, waste, and emissions reported in this year’s report should not be compared with previous years’ reports. There are no restatements of information provided in earlier reports.

SL Green plans to continue issuing sustainability reports on an annual basis. The contact person for this report is Elizabeth Majkowski, Director of Sustainability and Senior Vice President, Operations (elizabeth.majkowski@slgreen.com).

- Operational efficiency measures: Operational efficiency measures taken by SL Green include LED lighting retrofits, solar panel installation, BMS systems, VFD installation, and steam station installation.
- Water use reduction goal: SL Green aims to reduce overall same-store water consumption by an additional 5% by 2030, based on a 2016 baseline.
- Emissions reduction target: SL Green’s carbon reduction target is to reduce emissions by 30% across 8 million square feet.

SL Green Stakeholder Engagement

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

SL Green identifies priority stakeholders as those who have the potential to affect SL Green’s business, and those who are potentially affected by the business. SL Green’s stakeholders raise a wide range of sustainability topics, and they are interested in seeing sustainability reports. The following table includes examples of topics raised by SL Green’s priority stakeholders:

STAKEHOLDER GROUP	ENGAGEMENT FREQUENCY	ENGAGEMENT METHOD	TOPICS RAISED
Executive Team	Annual	· Meetings	Recycling, LEED and WELL certifications, community outreach, sustainability program development, energy efficiency
CodeGreen Solutions (sustainability consultant)	Ongoing	· Meetings	Economic performance, energy, water, emissions, waste, environmental services provided by SL Green, compliance, environmental land protection, supplier assessments, grievance mechanisms, employment, occupational health and safety, training/education, community outreach, anticorruption, 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 · New York City Carbon Challenge participation	Environmental land and park preservation, sustainable development, NYC 80x50
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, New York City Carbon Challenge, energy efficiency, energy reductions
Industry Peers	Ongoing	· Review of peer sustainability reports · REBNY’s sustainability committee	Economic performance, energy reductions, water, emissions, waste, compliance, grievance mechanisms, training/education, diversity and equal opportunity, nondiscrimination, community outreach, LEED certifications, NYC legislation
Investors	Ongoing	· Release of annual report · Website updates · Financial reports	MSCI ESG Index, economic performance, environmental performance, energy reductions
Employees	Ongoing	· Continuing education opportunities and volunteering opportunities	REBNY GPRO, OSHA, active shooter, NYPD counterterrorism, site safety fall awareness protection, fire safety director, refrigerant and transition recovery, park cleanup, mentorship events, Habitat for Humanity

MATERIALITY ASSESSMENT

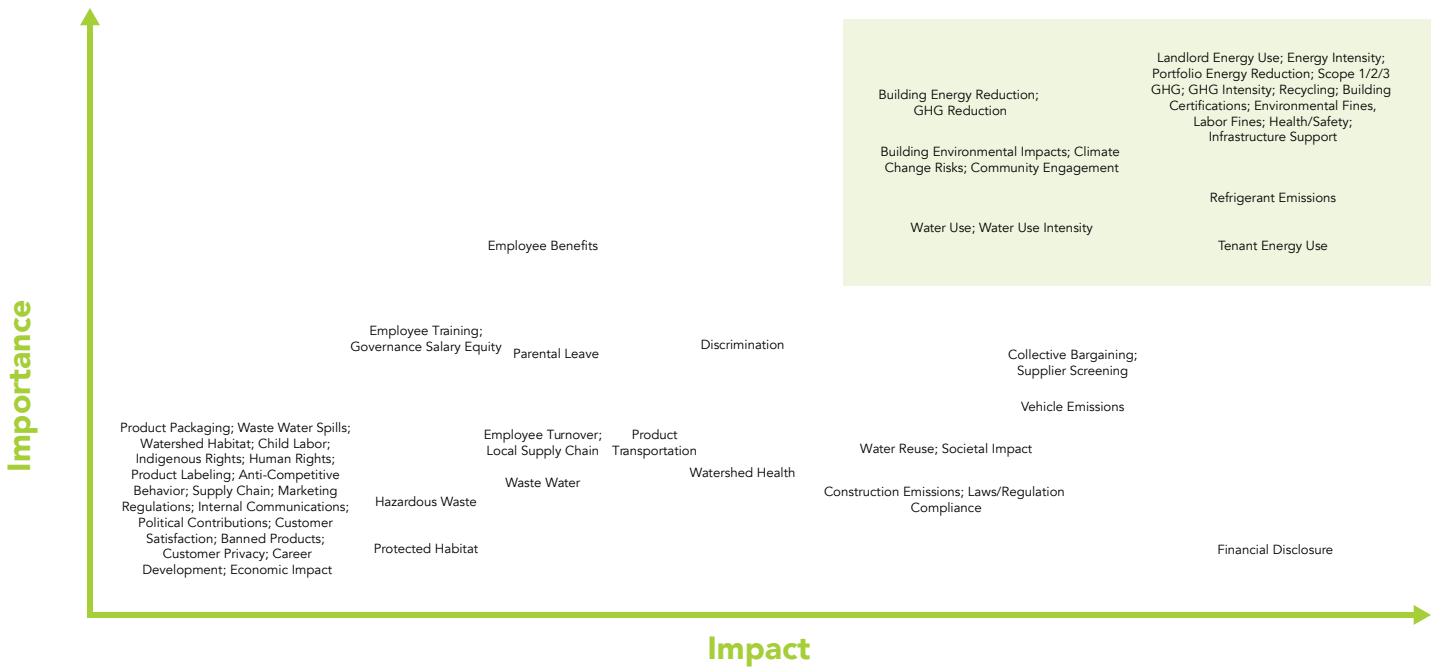
In 2016, SL Green performed a complete materiality assessment based on the above stakeholder engagement process. SL Green has determined that the topics identified as material to the company have not changed from 2016 to 2017. Therefore, the materiality assessment that took place in 2016 is still applicable to this year’s report. A detailed description of the materiality assessment process is presented below.

SL Green’s materiality assessment involved highlighting the sustainability topics that were most meaningful to stakeholders and relevant to the business. To initiate the materiality process and substantiate the chosen material topics, SL Green engaged priority stakeholders in 2015 and continues to engage stakeholders on an ongoing basis. While targeted engagement was not undertaken specifically for the purposes of this report, ongoing stakeholder engagement continues to inform reporting content.

As part of the materiality assessment, a quantitative analysis was performed to rank all Aspects based on importance to, and potential impact on, SL Green and priority stakeholders. SL Green chose to include the material topics—those which fell in the top quartile of the materiality matrix—and an assortment of nonmaterial topics—those which fell outside the top quartile but were nevertheless important to the company and its stakeholders. The 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 in this year’s report. The topics cover environmental, social and governance Aspects and include several metrics from the real estate sector supplement.

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

A materiality matrix, which can be found below, 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.



ABOUT SL GREEN

SL Green Realty Corp., an S&P 500 company and New York City’s largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of June 30, 2017, the company held interests in 119 Manhattan buildings totaling 47.4 million square feet. This includes ownership interests in 27.5 million square feet of Manhattan buildings, as well as debt and preferred equity investments secured by 19.9 million square feet of buildings. In addition, the company held ownership interests in 29 suburban buildings totaling 4.6 million square feet in Brooklyn, Long Island, Westchester County, Connecticut and New Jersey, as part of the Reckson portfolio. Reckson Associates Realty Corp., or Reckson, and Reckson Operating Partnership, L.P., or ROP, are wholly-owned subsidiaries of SL Green Realty Corp. SL Green incorporates Environmental, Social, and Governance considerations into all new investment decisions.

The Board of Directors of SL Green Realty Corp. (the “Board”) 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 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 follows the procedures and standards that are set forth in these guidelines. These guidelines are subject to modification as the Board 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: Audit Committee, Compensation Committee, Nominating and Corporate Governance Committee, and Executive Committee. In 2016, Lauren Dillard was added to the Board. The Board is currently 22 percent female, with representation from 2 women. The executive team also comprises one woman. For more information on SL Green’s approach to corporate governance and ethics, including Governance Principles, Committee Charters, and Code of Ethics, visit the Corporate Governance page of the website at: <http://investor.shareholder.com/slg/corporate-governance.cfm>.

SL Green’s 2016 Annual Report provides information on all entities included in consolidated financial statements including net revenues, how the precautionary principle is addressed by the organization, the financial implications and other risks/opportunities due to climate change, and asset acquisitions and dispositions.

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 1-10 based on their ability to meet or exceed SL Green’s goals. The vendor ratings are reported to Reckson’s Senior Vice President of Operations twice per year in order to maintain progress towards achieving company-wide sustainability goals.

As of August 31, 2017, SL Green had 1,088 full-time employees (681 male, 407 female) and 2 part-time employees (1 male, 1 female). SL Green had 1,034 employees in Manhattan (642 male, 392 female), 38 employees in Westchester (25 male, 13 female), and 16 employees in Connecticut (15 male, 1 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 the construction department. The company encourages employee participation in certification and designation programs provided by organizations such as: Local 94, 32BJ, IREM, USGBC, BOMA, and NYU. SL Green did not report fines or nonmonetary sanctions for noncompliance with environmental or health and safety laws and regulations, yet the company did receive grievances about labor impacts filed through formal grievance mechanisms. No grievances about environmental impacts were filed through formal grievance mechanisms.

The company’s 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 AD&D 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, a new pet insurance offering, HDHP with employer HSA contributions, the addition of a Roth 401(k) and after-tax 401(k), and corporate discounts. There are currently six collective bargaining agreements that cover the workforce and serve all of SL Green’s properties.

