

2019

# SUSTAINABILITY REPORT

SL GREEN  
REALTY CORP.





**SL GREEN HAS A HISTORY OF OWNERSHIP AND INTEREST ACROSS 115 MILLION SQUARE FEET OF MANHATTAN COMMERCIAL REAL ESTATE. EVERY SINGLE BUILDING THAT PASSES THROUGH OUR HANDS IS EVALUATED UNDER BOTH A FINANCIAL AND ENVIRONMENTAL LENS TO ENSURE THAT BUILDING SYSTEMS AND OPERATIONS ARE ALIGNED WITH OUR ESG GOALS AND THE RESILIENCY OF NEW YORK CITY.**

#### **ENVIRONMENTAL**

We make a conscious effort to improve New York City by minimizing our carbon footprint through emissions reductions, resource conservation, and operational excellence.

#### **SOCIAL**

Our partnerships extend beyond the confines of our offices and into the greater New York City community. We strive to be agents of goodwill through volunteerism and financial patronage.

#### **GOVERNANCE**

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





An aerial photograph of New York City, showing a dense urban landscape with numerous skyscrapers and buildings. In the foreground, the green trees of Central Park are visible. The Hudson River is seen in the background. The image is used as a background for the text.

For over 20 years, the success of New York City and SL Green have gone hand in hand. Today, no organization is more committed to building an environmentally and socially sustainable legacy as New York emerges as a global leader in climate change, innovation, and human capital.



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, 2019, SL Green held interests in 93 Manhattan buildings totaling 45.0 million square feet. This included ownership interests in 27.2 million square feet of Manhattan buildings and 17.8 million square feet securing debt and preferred equity investments.

TABLE  
OF CONTENTS

- 04 **SLG by the Numbers**
- 05 **CEO Letter**
- 06 **Key Achievements**
- 08 **Our Vision**
- 09 **UN SDGs**

- 10 **Environmental**
  - 12 Green Buildings
  - 14 Supply Chain
  - 16 Emissions Management
  - 18 Energy Management
  - 20 Water
  - 21 Waste
  - 22 Sustainable Development

- 24 **Social**
  - 26 Our People
  - 28 Life at SL Green
  - 30 Volunteerism
  - 31 Philanthropy
  - 32 Tenant Engagement
  - 33 Building Health
  - 34 Living Green

- 36 **Governance**
  - 38 Board Expertise
  - 40 Risk Management
  - 42 Corporate Policies
  - 43 ESG Reporting
  - 44 Stakeholder Engagement
  - 45 Materiality Matrix

- 46 **A Message From Our Team**
- 48 **About This Report**



SL Green  
by the Numbers

\$1.8 B

Combined revenues

21 YRS

Listed as a publicly  
traded company

785.58%

Total return to  
shareholders since IPO

25%

Of Manhattan office  
inventory covered  
by SL Green's market  
penetration

115 M

Square feet of ownership  
and investment of  
Manhattan commercial  
real estate historically

96.0%

Occupancy rate across  
same-store Manhattan  
office properties

306

Corporate employees

729

Building personnel

45 M

SL Green holds interests in  
93 buildings across 45 million  
square feet

A Word from  
Our Chairman  
and CEO



Marc Holliday  
Chairman & CEO

SL Green has sustained its prominent position in New York City real estate by employing a pioneering business strategy supported by core values. We assembled a portfolio that creates long-term value and is responsive to dynamic market conditions. The transformative evolution of SL Green since our initial public offering two decades ago has been momentous, as every aspect of the company has grown in sophistication, efficiency, and adaptability. Corporate Social Responsibility is no exception, and the principles of Environmental, Social, and Governance (ESG) are integral to our success.

The growing importance of socially responsible investing means that ESG performance is inextricably linked with financial performance. At SL Green, the imperative to deliver value to shareholders has always been at the forefront of how we conduct our business. And because of our commitment to our core

tenets – resilience, operational excellence, and value creation – we achieve unprecedented results while maintaining purpose and integrity in everything we do.

By focusing on ESG issues, we have effective risk-management practices in place that influence strategic decisions at the highest levels. Last year, we integrated our ESG platform throughout all departments of the company and leveraged these initiatives to grow our program. The result was industry-leading performance achieved across top ESG rating frameworks, including Bloomberg, Thomson Reuters, and CDP. These achievements are a testament to SL Green’s commitment to transparent and sound governance.

We are committed to differentiating abstract objectives from tangible solutions. At SL Green, we measure everything – being able to quantify our portfolio’s environmental impact is essential in understanding how it correlates with our organizational objectives and in our role as New York City’s largest commercial owner.

In 2019, City Council passed the Climate Mobilization Act, which regulates New York City building emissions. New York State followed suit with the passing of the Climate Leadership & Community Protection Act, which established the goal of converting the state’s energy to renewable resources. In tandem, these new environmental laws present the most comprehensive framework with the objective of positioning New York as a leader in urban sustainability.

With our longstanding focus on operational excellence, we are well positioned to meet the challenges associated with this emerging legislation. SL Green is represented at the highest levels of industry, City, and State organizations responsible for developing the blueprint of New York’s environmental future. This involvement ensures that the City and the State’s environmental goals are balanced with technical feasibility and economic rationality.

What makes me most proud is the team we have assembled, which maintains

SL Green’s excellence day in and day out. The long-term sustainability of our company is dependent on our people. It is our priority to create a workplace environment that fosters a spirit of innovation and encourages high performance. We empower our employees to drive our workplace culture by implementing their valued feedback and recommendations across all levels of the company. We are introducing measurable corporate objectives for human capital aimed at attracting and retaining top talent, and continuously evaluate ways to make ourselves competitive in the hiring landscape.

Our impact extends beyond our physical footprint because the success of SL Green and New York City go hand in hand. Volunteerism and philanthropy are ingrained in SL Green’s ethos. We are committed to donating to charitable causes selected by our employees, with a total of \$2 million in donations contributed as an organization annually. As a homegrown company, it is meaningful for our people to be able to enrich the lives of thousands of New Yorkers and support causes that are aligned with our values.

As Chairman of the Board, I am committed to upholding our reputation as a sustainable, responsible, and ethical organization. I am proud of the progress we have made as a responsible corporate citizen and will continue to be an advocate of sustained ESG management.

Marc Holliday  
Chairman & CEO



# KEY ACHIEVEMENTS

## S&P 500 AND S&P GLOBAL 1200 ESG

Included on the S&P 500 and S&P Global 1200 ESG Indexes

## No. 1

Scoring Office REIT for ESG Disclosures on Bloomberg World Index

## 90TH PERCENTILE

On Thomson Reuter's ESG Score

## OUT-PERFORMER

On the Sustainalytics ESG Rating, as 38th of 328 Global Companies

## TOP 3 RANKING

In MSCI's Environmental Category (Opportunities in Green Buildings)

## GREAT PLACE TO WORK®

Certified in recognition of a healthy, productive work culture for all employees

## GRESB GREEN STAR

Achieved GRESB Green Star designation as a first-time responder

## PARTNER OF THE YEAR

ENERGY STAR Partner of the Year (2015, 2016, 2018, 2019)

## “A” RATING

On GRESB's Public Disclosure Report

## SUSTAINED EXCELLENCE

ENERGY STAR Partner of the Year – Sustained Excellence (2018, 2019)

## CHANGEMAKER AWARD

Recipient of NYC Office of Service Changemaker Award

## LEED CERTIFIED

22 LEED certified properties

## ENERGY STAR

24 ENERGY STAR labels (2018)

## 16 M

Square feet enrolled in the WELL Portfolio Program

## INDUSTRY LEADING BENEFITS

According to the NAREIT 2018 Compensation Survey

## >\$2 M

In philanthropic gifts to local nonprofits annually

## 45,000

Visits to SL Green's amenity spaces called Living Green

## 24 HRS

Of training per SL Green employee annually



OUR VISION

SL GREEN IS COMMITTED TO ENVIRONMENTAL, SOCIAL, AND GOVERNANCE INITIATIVES THAT DELIVER VALUE AND HEALTH FOR OUR STAKEHOLDERS. STRUCTURED AROUND THREE KEY AREAS, EFFICIENCY, TENANT EXPERIENCE, AND INDUSTRY LEADERSHIP, OUR MARKET-LEADING PROGRAM CONTINUES TO MINIMIZE ENVIRONMENTAL IMPACT AND INCREASE RESILIENCY.

SL Green’s Alignment with UN Sustainable Development Goals (UN SDGs)

We strive to be a model corporate citizen, and our alignment with the UN SDGs reflects our commitment to a sustainable future. The UN SDGs are actionable targets designed to help our planet achieve an environmentally and socially sustainable future. These goals address the most pervasive global challenges, including poverty, education, and climate. These global issues have a local context, and we are committed to doing our part in addressing each applicable SDG in the communities where we operate. Alignment of SL Green’s ESG program with the UN SDGs can be found throughout this report and on the 2019 GRI Content Index available on our website at [sustainability.slgreen.com](https://sustainability.slgreen.com).

1NO POVERTY

2ZERO HUNGER

3GOOD HEALTH AND WELL-BEING

4QUALITY EDUCATION

5GENDER EQUALITY

6CLEAN WATER AND SANITATION

7AFFORDABLE AND CLEAN ENERGY

8DECENT WORK AND ECONOMIC GROWTH

9INDUSTRY, INNOVATION AND INFRASTRUCTURE

10REDUCED INEQUALITIES

11SUSTAINABLE CITIES AND COMMUNITIES

12RESPONSIBLE CONSUMPTION AND PRODUCTION

13CLIMATE ACTION

14LIFE BELOW WATER

15LIFE ON LAND

16PEACE, JUSTICE AND STRONG INSTITUTIONS

17PARTNERSHIPS FOR THE GOALS

THE GLOBAL GOALS



# ENVIRONMENTAL

We are leading the charge for a sustainable New York by developing standardized operating procedures, completing energy efficiency projects, and implementing cutting-edge technologies to optimize peak performance. As New York City’s largest landlord, we remain committed to creating the most sustainable footprint to reduce resource consumption and mitigate environmental impacts. Our unrelenting focus on environmental stewardship for over two decades has advanced the quality of our portfolio, benefiting our partners, tenants, and the greater community.

6

CLEAN WATER AND SANITATION



7

AFFORDABLE AND CLEAN ENERGY



9

INDUSTRY, INNOVATION AND INFRASTRUCTURE



11

SUSTAINABLE CITIES AND COMMUNITIES



12

RESPONSIBLE CONSUMPTION AND PRODUCTION



13

CLIMATE ACTION



15

LIFE ON LAND



**UN SDG Alignment**  
Our environmental sustainability program prioritizes the efficient use of resources, including energy, water, and virgin materials. We are doing our part in creating a more resilient, sustainable city through innovations in the built environment.



1%

SL Green is part of the 1% of 16,000 EPA Partners to achieve ENERGY STAR “Partner of the Year.” For two consecutive years, we were awarded “Sustained Excellence,” which only a select group of “Partners” earn, distinguishing SL Green as a leader.

	BUILDINGS		GREEN BUILDING DESIGNATIONS		
			ENERGY STAR	LEED	BOMA 360
REPORTED MANHATTAN OPERATING PROPERTIES <sup>(1)</sup>	1	10 East 53rd St		Silver	✓
	2	100 Church St	✓	Gold	✓
	3	100 Park Ave	✓	Gold	✓
	4	11 Madison Ave	✓	Gold	✓
	5	110 East 42nd St		Silver	✓
	6	110 Greene St	✓	Gold	✓
	7	1185 AoA		Silver	✓
	8	125 Park Ave	✓	Gold	✓
	9	1350 AoA	✓	Gold	✓
	10	1515 Broadway Ave	✓	Gold	✓
	11	220 East 42nd St	✓	Gold	✓
	12	304 Park Ave South	✓	Gold	✓
	13	420 Lexington Ave	✓	Gold	✓
	14	461 Fifth Ave	✓	Gold	✓
	15	485 Lexington Ave	✓	Gold	✓
	16	521 Fifth Ave	✓	Gold	✓
	17	555 West 57th			✓
	18	625 Madison Ave	✓		✓
	19	635 AoA	✓	Silver	✓
	20	641 AoA	✓		✓
	21	711 Third Ave	✓	Gold	✓
	22	750 Third Ave	✓	Gold	✓
	23	810 Seventh Ave		Silver	✓
	24	919 Third Ave		Gold	✓
MANHATTAN OPERATING PROPERTIES	25	1 Madison Ave	Pending Redevelopment		
	26	1 Vanderbilt	Pending Development		
	27	2 Herald Square			
	28	280 Park Ave		Gold	✓
	29	30 East 40th St			
	30	800 Third Ave			
	31	Worldwide Plaza	✓	Gold	✓
	32	Tower 46	✓	Certified	

(1) See page 48 for a complete list of reporting properties.

SL GREEN CURRENTLY HOLDS 23 BOMA 360 DESIGNATIONS

WE OWN 17M SQ FEET OF LEED CERTIFIED SPACE

**LEED**  
LEED (Leadership in Energy and Environmental Design) is among the most esteemed and pervasive green building certification programs in the world. Developed by the U.S. Green Building Council in 1993, this designation demonstrates a building owner's commitment to sustainable operations and resource efficiency. SL Green was among the first owners in the nation to adopt the LEED standard at 100 Park Avenue in 2009. Our current portfolio boasts an impressive 17 million square feet of LEED certified space, representing 85% of our reporting properties (see page 48 for a complete list of reporting properties).

WE REPRESENT 9% OF ALL ENERGY STAR LABELS

**ENERGY STAR**  
ENERGY STAR is a measurement and verification tool administered by the U.S. Environmental Protection Agency (EPA) that promotes energy efficiency across buildings nationwide. ENERGY STAR scores are a reflection of how efficiently buildings are operated. These scores help us motivate our building operators, property managers, and tenants to pursue capital efficiency projects and implement change. In 2018, we achieved ENERGY STAR labels across 13 million square feet of our portfolio. In Manhattan alone, we represent 9% of all ENERGY STAR labels. In recognition of our operational excellence, SL Green received the prestigious “Partner of the Year—Sustained Excellence” award in both 2018 and 2019.

**BOMA 360**  
BOMA's (Building Owners and Managers Association) 360 Program holistically evaluates all major areas of building facility management, including operations, safety, training, energy, sustainability, and tenant relations. As part of this program, buildings undergo a rigorous assessment, and fewer than 50 buildings in NYC achieve this designation. GRESB (Global Real Estate Sustainability Benchmark) recognizes the BOMA 360 building designation as a trusted assessor of sustainability and governance best practices. SL Green currently holds 23 BOMA 360 designations, accounting for 48% of the total achieved in NYC.



# SUPPLY CHAIN

SL Green’s operations are supported by an extensive supply chain that sources materials and services for our business and tenants. Integral to our bidding and contracting processes, we strategically evaluate our suppliers to ensure they are held accountable for upholding our standards for environmental performance. Our facility managers work closely with tenants, vendors, and contractors to achieve our supply chain goals of sourcing LEED-compliant, recycled, responsibly-sourced, and nontoxic materials.

We are focused on the health and safety of all building occupants – this means minimizing any potential exposure to hazardous chemical, biological, and particulate contaminants that could adversely impact indoor air quality and environmental conditions. Our procurement policy is guided by external standards, including FSC (Forest Stewardship Council), ENERGY STAR, and Green Seal, and our vendors are expected to actively reduce their environmental impact.

**45% of SL Green’s suppliers are engaged on climate-related issues and our corporate sustainability goals.**

Beyond environmental impact, we prioritize social responsibility to identify risks throughout our supply chain, including working conditions, child or forced labor, and fair wages. We expect our vendors and contractors to maintain and enforce high standards on human rights and labor practices surrounding health, safety, and business ethics.

TOP 5 SPEND

## Procurement of Materials and Services

Construction Materials

Construction Services

Energy

Janitorial Services

Security Services

# VENDOR CODE OF CONDUCT

We are committed to selecting and working with suppliers that maintain transparency and comply with all applicable federal, state, and municipal standards and regulations regarding environmental and social issues. Our contracts require vendors to meet and exceed regulatory compliance, and we enforce our standards through ongoing engagement and monitoring.

In instances of noncompliance, SL Green works with vendors to formulate corrective action plans and vendors are reevaluated for continued use in the portfolio. We reserve the right to terminate or suspend any agreements and relationships with vendors that are unable to comply with our expectations for environmental and social performance, or that demonstrate disregard for our corporate policies.

50%

Our goal is to have 50% of the materials that are supplied by our vendors covered by external certification to ensure responsible sourcing practices.



# EMISSIONS MANAGEMENT

### The Bigger Picture

SL Green recognizes climate change as a significant environmental challenge to the continued economic vibrancy of New York City. The IPCC (Intergovernmental Panel on Climate Change) suggests that in order to slow rising global temperatures, greenhouse gas emissions must be reduced. In response, New York City has committed to **reduce greenhouse gas emissions 80% by 2050**, with an interim reduction of **40% by 2030**.

**As the largest commercial office owner in New York City, SL Green is committed to reducing greenhouse gas emissions across our portfolio.**

Real estate assets generate both direct and indirect greenhouse gas emissions through base building operations. Direct emissions (Scope 1) are generated onsite from fossil fuels used for heating and hot water. Indirect emissions (Scope 2) are generated offsite from steam and electricity supplied by local utilities. In addition to emissions generated to support base building operations, tenant energy consumption (Scope 3) contributes to the overall carbon footprint of a building.

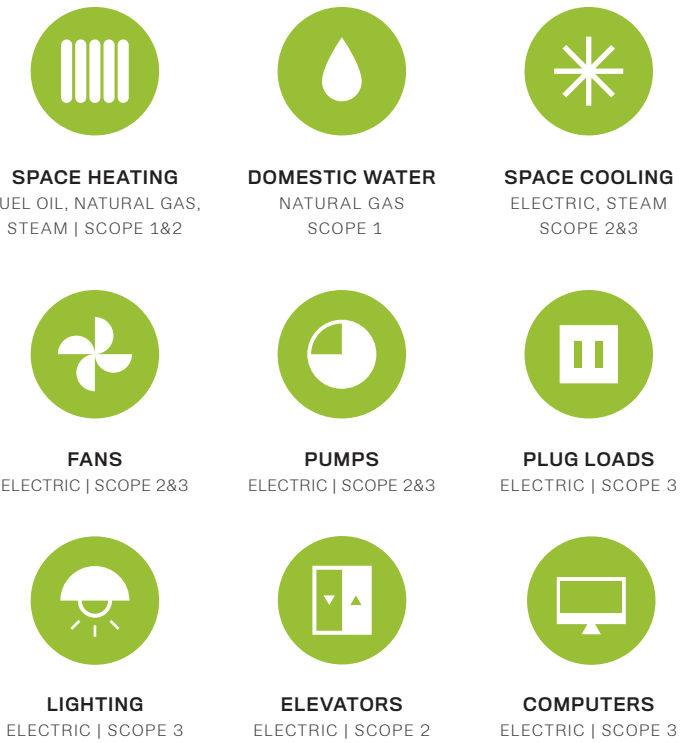
SL Green reduces Scope 1 and Scope 2 greenhouse gas emissions by optimizing building operations, implementing intensive energy management, and deploying capital investment in state-of-the-art equipment. But our emission reduction strategy goes beyond those under our direct control — we equip our tenants with tools to achieve Scope 3 energy reductions within their spaces.

### Tenant Engagement Strategy

**Best Practices**  
**Data Sharing**  
**Education**  
**Energy Audits**  
**Tenant Build-Out Guidelines**  
**Utility Incentives**

Result in Scope 3 Emission Reductions

### EMISSION SOURCES



<b>SCOPE 1</b> Direct Emissions 10,346 tCO <sub>2</sub> e (Includes 3,521 Tons from Refrigerants)	<b>FUEL OIL</b> 8,787 MMBTU
<b>SCOPE 2</b> Indirect Emissions 94,323 tCO <sub>2</sub> e	<b>NATURAL GAS</b> 119,090 MMBTU
<b>SCOPE 3</b> Tenant Emissions 49,616 tCO <sub>2</sub> e	<b>STEAM</b> 727,046 MMBTU
	<b>ELECTRIC</b> 161,313 MWh

## Emissions Reduction Timeline

**SEP 2014** Mayor de Blasio commits New York City to 80% reduction in greenhouse gas emissions by 2050, with a 2005 baseline.

**JUL 2015** Governor Cuomo sets 80% greenhouse gas reduction target for New York State by 2050, with a 1990 baseline.

**OCT 2016** SL Green commits to 30% reduction in greenhouse gas emissions as a voluntary participant in the New York City Mayor's Carbon Challenge.

**AUG 2018** SL Green expands emissions reduction target across entire portfolio.

IN NEW YORK CITY,  
67% OF GREENHOUSE  
GASES ARE EMITTED  
FROM BUILDINGS  
USING NATURAL GAS,  
ELECTRICITY, FUEL OIL,  
AND STEAM.

### CARBON REDUCTION TARGETS

## NYC Mayor's Carbon Challenge

SL Green voluntarily participates in the New York City Mayor's Carbon Challenge. We identified a selection of properties across 8 million square feet and have committed to a **30% reduction** in Scope 1 and Scope 2 greenhouse gas emissions intensity over a **10-year period**.

### CDP – Carbon Disclosure Project

We voluntarily participate in CDP (formerly known as the Carbon Disclosure Project), an annual investor survey on climate change, which evaluates company performance and risk management strategies. To demonstrate our commitment to emissions management, we established a portfolio-wide greenhouse gas intensity reduction goal of **30% by 2025** for Scope 1, Scope 2, and Scope 3 emissions.

**30%**

**Reduction in SL Green's  
greenhouse gas emissions  
intensity by 2025**

**OCT 2030** New York City's Climate Mobilization Act (CMA) sets a 40% reduction target for citywide emissions, and New York State's Climate Leadership and Community Protection Act (CLCPA) sets a 40% reduction target for statewide emissions by 2030.

**2050** New York City's CMA sets an 80% reduction target for citywide emissions, and New York State's CLCPA sets an 80% reduction target for statewide emissions by 2050.



ENERGY OPTIMIZATION

# CLASS “A” OPERATION

Environmental challenges can be managed by deploying innovative technology. At SL Green, we are laser focused on exploring commercially available solutions to optimize our day-to-day energy management program. Over the past decade, we have incorporated portfolio-wide programs and technologies that set the baseline for efficient building operations.

DAY-TO-DAY

## Energy Management Tools

**BMS (Building Management System)** All SL Green office properties are equipped with automated building systems that centralize the direct digital control of building systems and monitor space conditions with single-pane viewing.

**Real-Time Energy Management Platform** We installed iES EnergyDesk in 20 million square feet of our operating properties. This software solution empowers our Engineering Team to respond to building conditions in real time by detecting irregularities, tracking occupancy, and monitoring energy use in 15-minute intervals.

**Load Based Optimization System (LOBOS)** We deployed LOBOS at select properties to maximize efficiency and improve tenant comfort. This is an intelligent optimization tool used for large-scale air conditioning systems that automatically adjusts setpoints to optimal levels.

REDUCING PEAK DEMAND

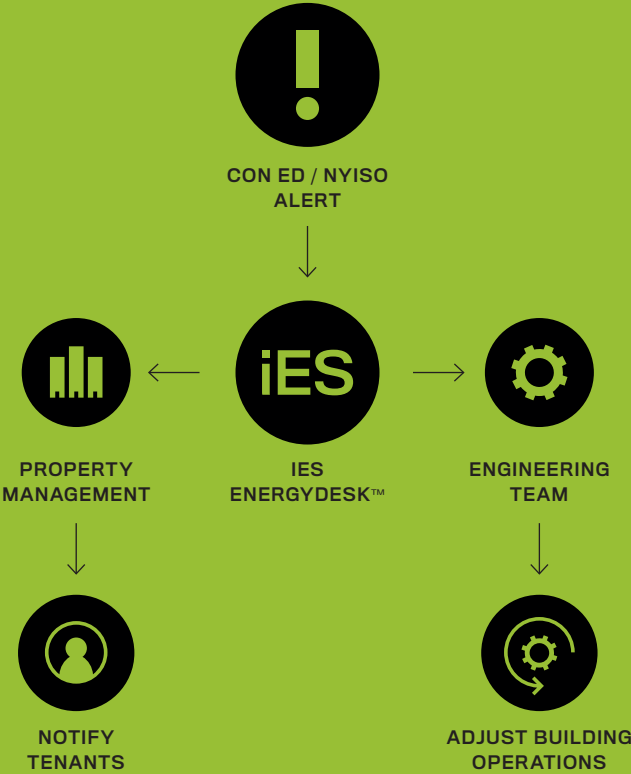
## Demand Response Action Plan

The cornerstone of our energy management platform is demand response – an event triggered by either our electric utility Con Edison (Con Ed) or the grid operator NYISO (New York Independent System Operator) – which calls for a voluntary reduction in electric consumption. When there is a threat to grid reliability, SL Green curtails electric consumption to do our part in ensuring a stable energy system in New York City.

The process begins when Con Ed or NYISO sends a curtailment notice to iES, who passes the signal through EnergyDesk to our Engineering and Property Management Teams.

The Engineering Team at each property activates the property-specific response protocol, which includes powering down nonessential equipment, turning off ancillary lighting, reducing elevator operations, and adjusting temperature setpoints without jeopardizing tenant comfort. In tandem, the Property Management Team notifies tenants of the changes in building operation and encourages their participation to reduce energy usage.

**In 2018, SL Green committed to curtail over 10MW of electric load through the NYISO demand response program, generating \$630K in curtailment revenue.**



# ACHIEVING THE SLG STANDARD THROUGH CAPITAL IMPROVEMENTS

Operational efficiency is a core strategy for our energy management program – it is cost-efficient, scalable portfolio-wide, and can be rapidly deployed. This best-in-class operation is enabled by our long-term investments in building infrastructure. Capital improvements increase a property’s overall value, reduce operating costs, and modernize our base building systems.

An ice plant is a high efficiency cooling system that stores ice to generate chilled water for air conditioning. The ice is produced overnight during off-peak hours when the electric grid generates the fewest emissions, avoiding the demand for carbon-intensive power plants.

We partnered with **Trane** to install the most efficient chiller on the market at **11 Madison Avenue**, reducing utility costs and carbon emissions. The installation is projected to save over \$14 million in utility bills and reduce the building’s carbon footprint by 1.4 million pounds of CO<sub>2</sub> over a 20-year period.



SL Green Chief Operating Officer, Edward V. Piccinich (right), accepting the **Energy Efficiency Leader Award** from Trane President of Commercial HVAC, Donald Simmons (left).

We executed the installation ahead of schedule, which qualified us for \$2.4 million in **Con Ed** incentives.

On the heels of our success at 11 Madison, we deployed the Trane ice plant earlier this year at **220 East 42nd Street**, securing \$2.8 million in additional Con Ed incentives. This project will generate nearly \$11 million in utility savings and reduce the building’s carbon footprint by 766,000 pounds of CO<sub>2</sub> over a 20-year period.

## ENERGY AUDITS / RETROCOMMISSIONING

- ASHRAE Level II Energy Audits identify energy efficiency opportunities.
- Retro-commissioning ensures building systems perform up to specifications.

## STEAM TURBINE CONTROLS

- Using steam turbines in the summer allows SL Green to provide space cooling at a lower cost and lower environmental footprint.
- Modern steam turbine controls improve load management, which saves energy and maximizes occupant comfort.

## CHILLER REPLACEMENT

- Upgrading to high efficiency electric chillers drives opportunities for operational savings and emissions reduction.
- New chillers utilize environmentally preferred refrigerants (R-134a and HCFC-123) consistent with LEED standards.

## VARIABLE FREQUENCY DRIVES (VFDs)

- VFDs allow fans and pumps to run at lower speeds, decreasing energy use and required maintenance.

## STEAM STATION INSULATION

- Insulation of steam stations and pipes improve efficiency by minimizing heat loss in distribution systems.
- Preventing excessive heat loss in the mechanical room improves safety and working conditions for engineering staff.

## LED LIGHTING

- LED lighting in base building areas is standard at SL Green due to increased efficiency and durability over traditional incandescent lighting.





Water scarcity is a key environmental issue, and SL Green is leading by example through our responsible water management program. Our strategy includes installing low-flow fixtures, encouraging responsible resource management among building operators and tenants, and monitoring consumption data across 100% of our owned and managed portfolio.

Fixture upgrades decreased our water consumption by 30% across the LEED certified buildings in our Manhattan portfolio, equivalent to saving 29 million gallons of water per year.

**Leak Detection** SL Green’s engineers are responsible for visually inspecting water systems throughout our buildings to ensure they are operating under optimal conditions. We also deploy automatic sensors on our steam traps to notify our engineers of potential water loss. This proactive approach prevents future leaks and wasted water.

**Daily Monitoring** Engineers review water logs daily to compare trends and identify consumption irregularities. This protocol ensures that our engineers are responding to fluctuations in system operations.

**Low-Flow Fixtures** Our team capitalizes on every opportunity to retrofit existing toilets, urinals, faucets, and showers with low-flow fixtures. The specifications are aligned with the LEED v4 standard of performing 20% better than code requirements.

**Water Tracking** SL Green tracks water consumption data through ENERGY STAR’s benchmarking tool, Portfolio Manager. This data is disclosed to New York City’s Department of Buildings (DOB) to fulfill the annual reporting requirements outlined under Local Law 84 of 2009.

**Landscaping** At SL Green, we incorporate biophilic design into the built environment. We prioritize landscaping

that is indigenous to New York because native plants are adapted to local environmental conditions, require less water, and promote regional biodiversity.

# CAPTURED RAINWATER

The most efficient water-saving technologies will be deployed at SL Green’s ground-up development, One Vanderbilt. This includes a water reclamation system, where rainwater will be collected, stored, and reused for our cooling towers. This reduces our demand for fresh surface water or groundwater, and is projected to save over 1 million gallons of water per year.

# AUTOMATED METERING

The next evolution of SL Green’s water-management strategy is monitoring consumption in real time. We implemented this technology at 555 West 57th Street and 110 East 42nd Street, and plan to deploy this across five additional properties by the first quarter of 2020.

SL Green manages waste and recycling operations across 21 million square feet, and has developed a coordinated logistics plan as part of our standard operating procedures. We partner with our tenants, employees, union stakeholders, and vendors to reduce the amount of waste that is sent to landfills. In one year alone, we increased our recycling rate by nearly 2%, moving closer to our corporate goal of a 50% recycling rate by 2025, which is in alignment with the LEED v4 threshold.

**Operational Strategies** SL Green implemented a color-coordinated recycling system to streamline procedures and improve source separation. We have equipped our janitorial staff with double-barrel waste bins to ensure that waste streams remain separated, from initial pick-up in tenant spaces to drop-off at the loading dock. All waste storage areas in the loading dock, freight elevator landings, and back-of-house areas are distinguished with signage that illustrates the correct hauling procedures.

**Tenant Engagement** SL Green’s Sustainability Team offers annual recycling trainings to over 100,000 individuals who work in buildings across our portfolio. We offer recycling walkthroughs where we help tenants identify ways to improve recycling rates. We also distribute educational material and sample signage to help support tenant implementation of SL Green’s recycling program.

**Ongoing Education** In collaboration with SEIU Local 32BJ, over 500 of SL Green’s janitorial staff are trained on proper waste collection procedures on an annual basis. All presentations are translated into a variety of languages to ensure the material is accessible for all employees.

**Monthly Tracking** SL Green requests monthly waste reports from our haulers to monitor and measure the effectiveness of our recycling procedures. This data is benchmarked in ENERGY STAR’s Portfolio Manager WasteTracker tool.

**Waste Audits** In partnership with our environmental consultant, Sustainable Investment Group (SIG), SL Green’s waste stream is audited annually to identify sources of contamination and areas to improve recycling rates. These results are then presented to Property Management and tenants to create customized corrective action plans.

**Material Selection** SL Green partners with qualified vendors and collaborates with tenants to reduce the demand on virgin resources and reuse durable materials during construction. At One Vanderbilt, steel rebar used throughout the building comprises 90% recycled content, and the concrete mix is composed of recycled byproducts including slag and fly ash.

**Organics Recycling** Approximately 35% of New York City’s waste stream is composed of organics, including food waste and compostable products, which can be diverted from landfills. To address this waste reduction opportunity, we piloted a composting program at our corporate headquarters and diverted over 2,000 pounds of organics in a 6-month period.

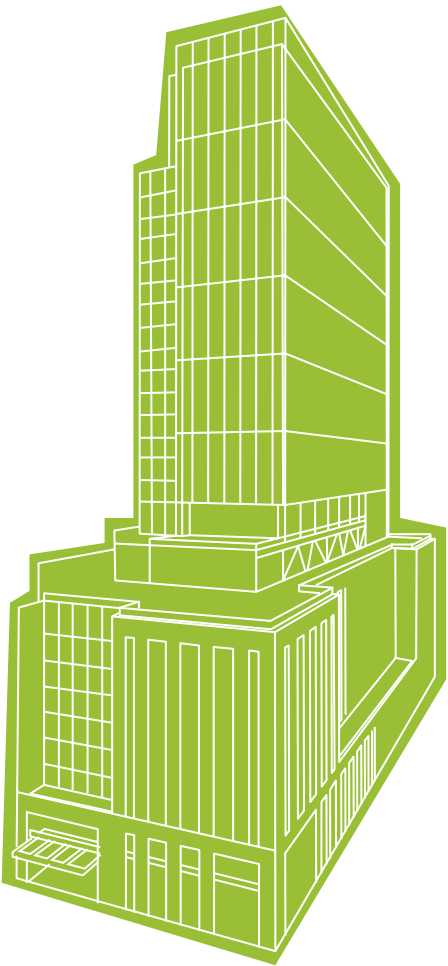
**Electronic Waste** In accordance with New York State’s Electronic Equipment Recycling and Reuse Act of 2010, SL Green implemented procedures to properly dispose electronic waste, including computers, keyboards, and batteries. We recycled over 5,000 pounds of electronic waste in 2018 through our complimentary program offered to tenants, preventing hazardous material from contaminating the waste stream.





# Sustainable Development

For over two decades, SL Green's core business strategy has been to reposition New York City assets and infuse them with smart design and modern infrastructure. We thoughtfully integrate sustainability features that reduce long-term operating costs and adapt to the evolving market demands. We supplement our stabilized portfolio with a development pipeline that sets the standard for sustainable new construction. New development allows us to leverage innovative design and technological solutions that are more readily available with new construction than existing buildings.



# ONE MADISON

## BIODIVERSITY

Utilization of indigenous plant species to benefit local biodiversity.

## CONSERVE ENERGY

High efficiency mechanical systems to conserve energy and perform at the highest standard.

## WELLNESS & PRODUCTIVITY

Biophilic design elements that enhance occupant wellness and productivity.

## PROXIMITY TO NATURE

Direct access to Madison Square Park.

## TRANSPORTATION

Unparalleled proximity to public transportation.

## URBAN INFILL

Construction that avoids sprawl and green field development.

One Madison presents a unique redevelopment opportunity to transform a historical asset into a modern icon with premier sustainability features. This marquee building offers an unparalleled combination of a thriving neighborhood, best-in-class amenities, and access to green spaces and public transportation.

## GARDEN FLOORS

More than 1 acre of outdoor spaces that mitigate heat island effect and regulate stormwater runoff.

## COMMUNITY IMPACT

Engaged government officials, community members, and local businesses on development plans to ensure positive community impacts are maximized.

## EFFICIENCY

High performance curtain wall that optimizes heating and cooling efficiency.

## COLUMN-FREE FLOOR PLATES

Maximize daylighting entering tenant spaces in new tower.

## 100

Achieved the highest possible Walk Score® of 100.

## SUSTAINABILITY PERFORMANCE

Environmental goals integrated throughout design, construction, and planning decision-making.

# ONE VANDERBILT

## 1.2 MEGAWATT

Cogeneration system generates electricity on site, capturing and reusing waste heat in the process.

## \$220 MILLION

Invested in public realm improvements.

## GREEN LEASE

Clause that stipulates tenant and landlord alignment with LEED.

## LOWEST CARBON FOOTPRINT

One of the lowest carbon footprints across buildings of similar density and scale in NYC.

## GLAZING

High performance glazing that regulates insulation for heating and cooling.

## MWBEs

18% of contractors onsite are Minority and Women-owned Business Enterprises (MWBEs).

## LEED & WELL

Highest levels of LEED and WELL certifications.

## 90% RECYCLED

Steel rebar used for construction is made of 90% recycled content.

## TENANT GUIDELINES

Exceed both the LEED v3 and LEED v4 baselines.

## 90,000 GALLON

Rainwater and collection treatment system that will reduce the demand for cooling tower water by 1 million gallons per year.

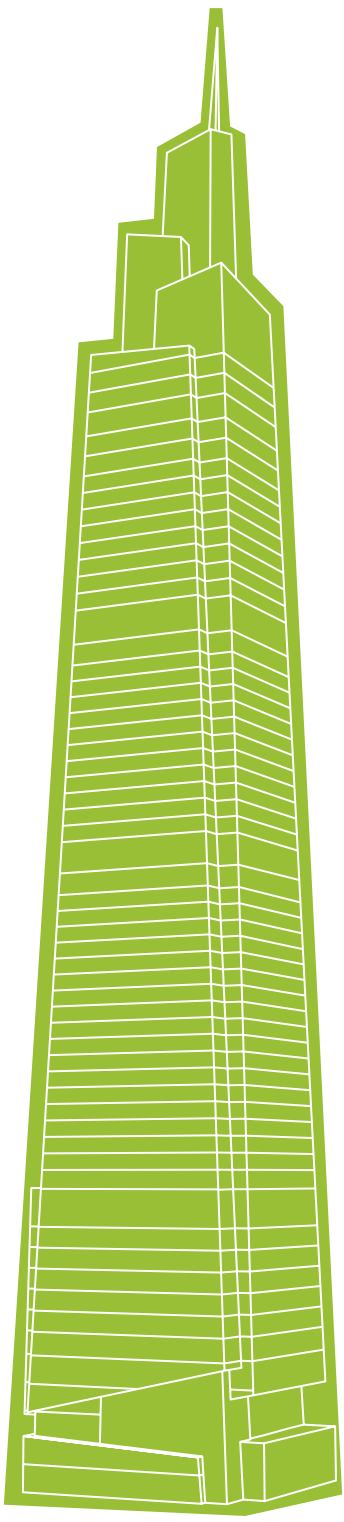
## REDUCED LIGHTING

Power density and occupancy sensors throughout base building areas.

## GREEN OPERATIONS

Operational policies including green cleaning, water efficiency, and waste.

The vision for One Vanderbilt is to optimize building performance, integrate the public and private realm, revitalize Midtown, and provide an unsurpassed urban experience. One Vanderbilt is the first in a series of development opportunities that will create office, retail, and experiential spaces that exemplify sustainable design.



## ENHANCED COMMISSIONING

Of all major building systems and building envelope.

## 75% RECYCLING RATE

Achieved during project demolition and construction.

## \$17 MILLION

Invested in sustainability features that go above and beyond code requirements.

## 40% WATER USE REDUCTION

Through ultra-high efficiency water fixtures.

## OPTIMIZED ENERGY PERFORMANCE

Building design optimizes energy performance 26% below an ASHRAE 90.1-2007 baseline.



# SOCIAL

Our Social vision is enhancing the health and resiliency of our employees, tenants, and the community. At the forefront of our plans is creating a work culture that prioritizes productivity and wellness through training, diversity, education, and volunteerism. Our people are unified through a shared sense of purpose, as we empower our employees with the time and resources to contribute significantly to a greater New York.



## UN SDG Alignment

We are dedicated to the communities we invest in. By partnering with the individuals that work in our buildings on community service events, donation drives, and fundraising, we are able to expand our reach and the collective impact of our efforts. From donating over **1,500 pounds** of food to City Harvest to collecting **\$21,000** worth of sporting equipment for New York public school students, to donating over **\$2 million** annually to philanthropic organizations, acting as a positive corporate citizen is integral to our mission.



## Employee Health & Benefits

At SL Green, we recognize that our employees are at the heart of our business success. We have assembled a talented and diverse team of professionals who exemplify the spirit of our organization. We are committed to enhancing the health and well-being of our employees with an extensive benefits program tailored to meet everyone's needs. We achieve this by actively seeking feedback from our employees and keeping our finger on the pulse of workplace trends to attract and retain the best talent in New York City.

### FINANCIAL

- Financial Planning and Counseling
- 401(k) and Employer Match
- Employee Stock Purchase Program
- 529 Plan
- Tuition Reimbursement
- Prepaid Legal Coverage
- Cross-Functional Certification through New York University and Columbia University
- Employee Referral Bonus
- Commuter Benefits
- Consumer Product Purchasing
- Cell Phone Reimbursement
- Retail Discounts and Subsidies
- Pet Insurance

### PARENTAL BENEFITS

- Paid Parental Leave
- Advanced Fertility Treatment Coverage
- Healthy Babies, Healthy Pregnancies™ Prenatal Education Program
- Lactation Consultation and Supply Coverage
- Dependent Care Flexible Spending Account

### WORK / LIFE BALANCE

- Employee Assistance Program
- Industry-Leading Paid Time Off
- Paid Holidays
- Summer Fridays

### MENTAL HEALTH

## HAPPIFY

Web application that guides employees to live a happy, less stressful, and more fulfilling life using science-based methods.

## IPREVAIL

One-on-one peer counseling and therapy.

## SPRING HEALTH

Program focused on employee mental health, which offers resources including providers, online screening, treatment matching, and care navigation.

### HEALTH AND WELLNESS

- Medical, Dental, and Vision Coverage
- Health Savings Account
- Life and AD&D Insurance
- Short-Term and Long-Term Disability Insurance
- Healthcare Flexible Spending Account
- Critical Illness Coverage
- Accident Insurance
- Benefits Concierge
- Subsidized Gym Membership
- ThrivePass™ Wellness Rewards Platform
- Weight Watchers At Work Program
- Biometric Screenings
- Flu Shot Clinics

# OUR PEOPLE

## Diversity & Inclusion

SL Green is dedicated to creating a diverse workplace in which employees feel valued and accepted. We foster an environment that rewards the hard work and effort of all employees regardless of race, color, religion, national origin, gender, sexual orientation, age, disability, or veteran status.

CORPORATE PERSONNEL	GENDER		AGE		
	Male	Female	Less than 30 years old	30 – 50 years old	More than 50 years old
Total number of employees	161	145	72	154	80
Permanent	161	145	72	154	80
Temporary	0	0	0	0	0
Full-time	161	144	71	154	80
Part-time	0	1	1	0	0

50%

of SLG's corporate and building personnel are represented by racial minorities.

### Tenure of Current Employees

YEARS	ALL		CORPORATE PERSONNEL		BUILDING PERSONNEL	
0-4	397	37%	156	50%	241	32%
5-9	224	21%	54	17%	170	22%
10-19	379	36%	78	25%	301	40%
20+	65	6%	23	8%	42	6%
Total	1065	100%	311	100%	754	100%

### Employee Tenure

SL Green boasts a long-tenured staff with 63% of current corporate and building employees remaining on board for five years or more.

### Employee Engagement

SL Green conducts annual employee engagement surveys to gauge overall satisfaction with a focus on management communication, opportunities for growth, and company image. This past year, our team invited employees to participate in an external survey to evaluate workplace culture in comparison to companies nationwide. We are proud to announce that SL Green is Great Place to Work® Certified.

### Performance Management

We have a dual-track performance management program, which includes both ongoing Goal-Setting and annual Performance Reviews for all employees.

### Succession Planning

SL Green futureproofs against the uncertainty of an ever-changing workforce by conducting succession planning. We identify high-potential employees and prepare them for key roles within the organization.

### Employee Training

**Anti-Harassment** All SL Green employees are required to complete an online anti-harassment training course each year. Our goal is to create a safe workplace environment where employees feel comfortable and secure. We have a zero tolerance policy for harassment of all types, and are committed to preventing incidents of noncompliance.

**Cybersecurity** SL Green is committed to Cybersecurity Training Programs and frequent employee communication providing helpful user tips. Protection against cyber threats remains a high priority for our organization. We also engage with a third-party company to assess our defenses through recurring penetration testing.

**Cross-Training** In order to ensure that our employees are given the necessary tools to do their best work, SL Green provides cross-training opportunities to learn about new roles and develop valuable skills. Providing our employees with a multifunctional transfer of knowledge allows our workforce to be more agile in a rapidly developing industry.

### OSHA (Occupational Safety and Health Administration)

To safeguard the health and welfare of our employees, SL Green provides mandatory OSHA training that includes parameters for life, fire, electrical, and scaffold safety.

90%

Employees proud to work for SL Green

100%

Employees confident SL Green operates in a socially responsible manner

94%

Employees have a strong working relationship with their direct supervisor

### SOCIAL SPOTLIGHT

## Nontraditional Employment for Women (NEW)



**Memesha Davis**, a NEW graduate and Local 40 ironworker onsite at One Vanderbilt.

SL Green partners with NEW, an organization that prepares and trains women to pursue careers in construction trades including plumbers, electricians, and carpenters. The goal is to help women achieve economic independence and a secure future for themselves and their families. SL Green is a proud supporter of this organization by **donating over \$100,000 and hiring 12 NEW graduates** as employees at our ground-up development, One Vanderbilt.



# LIFE AT SL GREEN

Cultivating a strong company culture is key to ensuring employees know the value of their work and how it fits into our larger mission.

## Events

We host company-sponsored social events and activities to reinforce the fundamental attributes of our corporate character including communication, teamwork, trust, and collaboration. In recent years, we collected feedback from employees and introduced new programs including an annual Wellness Month, SL Green Softball Team, and paid Volunteer Day for all employees.

### LIST OF EVENTS

Annual Summer Outing

Annual Town Hall

Earth Week

Glenn Markman Foundation 3-on-3 Basketball

Hoopfest at Madison Square Garden

Juvenile Diabetes Research Fund Real Estate Games

SL Green Softball Team

Susan G. Komen Race for a Cure

Wellness Month

### WELLNESS MONTH

**“I APPRECIATE THAT I WORK FOR A COMPANY THAT FOCUSES ON THE HEALTH AND WELLNESS OF ITS EMPLOYEES. IT MAKES ME FEEL VALUED AND EXCITED TO COME TO WORK EVERY DAY.”**

**Ariel Buckmire**  
SL Green Finance Department

### SOFTBALL LEAGUE

**“SL GREEN’S SUMMER SOFTBALL LEAGUE HAS ALLOWED ME TO CREATE BONDS WITH MY COLLEAGUES IN WAYS THAT ARE NOT POSSIBLE INSIDE AN OFFICE SETTING. OUR GAMES ARE SOMETHING I LOOK FORWARD TO EVERY WEEK!”**

**Marc Mancini**  
SL Green Construction Team





# VOLUNTEERISM

At SL Green, we are only as strong as the communities in which we operate. The importance of community engagement is twofold – it strengthens local resiliency and provides social growth opportunities for our employees outside of the office. Our employees, assets, and business deliver the best results when they are integrated into the community and contribute positively to a greater societal purpose.

**Park Cleanup** Every year SL Green employees celebrate Earth Day by cleaning up our backyard in New York City parks. Together with the Mayor’s Office and our tenants, we pick up litter, repaint infrastructure, and replant flowers and trees.

**American Corporate Partners Veteran Mentorship** SL Green employees volunteer in a mentorship program to provide post-9/11 veterans with resumé review, interview preparation, career exploration tips, and networking opportunities.

**Mentorship Program** SL Green hosted 25 students from Robert F. Wagner Junior Secondary School, where the student-to-college-advisor ratio is 500:1. SL Green’s team dedicated it’s time to empower New York’s future workforce by helping students with interviewing skills, resumé writing, and career counseling.

**Ladders for Leaders** Since 2016, SL Green has partnered with the New York City Mayor’s Office to provide students with internship opportunities that develop workplace readiness skills and business etiquette.

>1,000

SL Green Paid Employee Volunteer Hours

## Paid Volunteer Day

We empower our employees to volunteer their time at organizations that align with their personal values:

- Animal Haven Pet Shelter
- Brooklyn Animal Rescue Coalition
- Citymeals on Wheels
- Community Help in Park Slope, Inc.
- Encore Community Services
- Food Bank for New York City
- Habitat for Humanity
- NY/NJ Trail Conference
- Rescuing Leftover Cuisine
- She Builds NYC
- St. Patrick’s Parish
- The Arc New York
- The Friends of Wallisch Homestead, Inc.
- Trinity Church
- WetLab

“I AM GRATEFUL FOR THE OPPORTUNITY TO EXPERIENCE A DAY IN THE REAL ESTATE INDUSTRY IN NEW YORK. I LEARNED THE IMPORTANCE OF CONFIDENCE AND CHOOSING A JOB YOU’RE PASSIONATE ABOUT.”

High School Mentee  
Robert F. Wagner Jr. Secondary School

# PHILANTHROPY

Endowed with the time and resources to contribute significantly to the New York City community, inspiring altruism among our employees is a priority for SL Green. We contributed \$2 million in philanthropy and launched a charitable contribution match program as a benefit for our employees. SL Green supports a variety of causes, including those aligned with the UN Sustainable Development Goals of promoting education and eliminating poverty and hunger.

### Affordable Housing

At SL Green’s ground-up residential development, 185 Broadway, **30%** of the newly constructed units will be rent regulated to ensure the affordability of housing on New York City’s rental market. This will be the first building to be constructed in Lower Manhattan under New York City’s Affordable New York Housing program.

### Madison Square Park Conservancy

SL Green provides donated office space to nonprofit organizations to lower overhead costs and promote innovative solutions in the social sector.

### Leukemia & Lymphoma Stair Climb

SL Green opened our doors to hundreds of volunteers to climb 53 flights of stairs to the top of 1515 Broadway for The Leukemia & Lymphoma Society’s Big Climb fundraising event. Our team raised **\$1,300** to fund blood cancer research and support services for patients.

### JDRF

SL Green participated in the Juvenile Diabetes Research Fund’s (JDRF) Real Estate Games. JDRF is the leading global organization funding type 1 diabetes research, and SL Green fundraised **\$5,000** for this cause.

“SL Green’s commitment to volunteerism and blood donation drives positively affected over 400 lives.”

New York Blood Center

## COMMUNITY IMPACT

<b>&gt;150</b> Organizations supported	<b>1,850</b> Pounds of food donated to City Harvest	<b>600 LBS</b> Of toys donated to Bellevue Hospital	<b>MENTORSHIPS</b> 25 high school students mentored
<b>DONATION DRIVES</b> Across 22M square feet	<b>605 LBS</b> Of school supplies donated to East Side Community School	<b>350 COATS</b> Donated to Coalition for the Homeless	<b>370 SHOES</b> Donated to It’s From The Sole
<b>400 PINTS</b> Of blood donated to New York Blood Center	<b>\$1.6M</b> Donations raised for Visiting Nurse Service of New York (VNSNY), which honored SL Green	<b>\$21,000</b> Of sporting equipment donated to New York public schools	<b>&gt;130</b> Donation drives and community events sponsored by SL Green

### EDUCATION

- Alumni Association of the University of Virginia
- The Brearley School
- Chatham Education Foundation
- Montana State University Billings Foundation
- Navigate the Maze to Achievement, Inc.
- The New York Public Library
- Pennsylvania State University
- Pomfret School, Inc.
- Preston High School
- Syracuse University
- Trustees of the Lawrenceville School
- Trustees of Tufts College

### HEALTH

- Alzheimer’s Association
- Hailey’s Hope Foundation
- Leukemia & Lymphoma Society
- Make-A-Wish Foundation of Connecticut
- Melanoma Research Alliance Foundation
- Memorial Sloan Kettering Cancer Center
- National Multiple Sclerosis Society
- New York University Cancer Institute
- Ronald McDonald House of New York, Inc.
- St. Jude Children’s Research Hospital
- Susan G. Komen
- The John Ritter Foundation

### POVERTY / HUNGER

- City Harvest, Inc.
- Covenant House
- Habitat for Humanity
- Rochester Area Interfaith Hospitality Network, Inc.
- St. Francis Food Pantries and Shelter



# DATA SHARING / REPORTING

We are committed to supporting the corporate environmental initiatives of our tenants through capital investments and data transparency. Our team recognizes that when we improve base building efficiency, we help tenants reduce expenses and meet their sustainability goals. With tenants focusing on environmental performance now more than ever, we ensure annualized energy, water, and waste consumption data is available.

# ENERGY STAR TREASURE HUNT

SL Green’s Sustainability Team works with tenants to identify low cost energy savings opportunities from behavioral, operational, and maintenance decisions. This year we introduced ENERGY STAR Treasure Hunt, a program endorsed by the EPA that includes a walkthrough of tenant spaces to identify day-to-day efficiency improvements. The goal is to enable employees to build a culture of continuous improvement, and reduce energy use, costs, and greenhouse gas emissions.

# TENANT ENGAGEMENT

Our tenant partnerships are foundational to SL Green’s success. As the business needs of our tenants change, SL Green adapts to create built environments that foster productivity, health, and value.

# TRAINING / EDUCATION

Tenants are responsible for consuming 60% of a building’s energy, so it is important that we provide them with the tools and education to reduce their carbon footprint. We conduct town hall meetings, marketing campaigns, surveys, lobby events, and webinars to share best practices. Ultimately, behavioral changes such as powering down computers and turning off lights have a significant impact in lowering a building’s emissions.



# INCENTIVE OPPORTUNITIES

SL Green is focused on leveraging low cost solutions to enhance building performance. NYSERDA (New York State Energy Research and Development Authority) recently expanded their Commercial Tenant Program, which provides our tenants with free energy audits to help them identify energy savings opportunities in their spaces. We promote this program throughout our portfolio to equip our tenants with the tools to make informed decisions on energy improvements. If tenants choose to pursue capital investments, our team helps them identify financial incentives from local utility companies, including Con Edison.

# BUILDING HEALTH

SL Green is focused on protecting the health and well-being of our tenants throughout the entire operational life cycle of our properties.

## Health

Building owners should develop best practices for assessing potential health hazards and creating a responsive protocol. SL Green’s Construction and Property Management Teams are required to complete OSHA-10 certification to ensure safety best practices. Site awareness helps our team identify potential biological, chemical, or physical hazards such as asbestos, vermiculite, and legionella.

**Our cooling towers are disinfected twice a year and are tested every 90 days for legionella bacteria to ensure water quality and safety. This strategy is aligned with best practices prescribed by New York City’s Department of Health and Mental Hygiene.**

## WELL Portfolio Pilot

The International WELL Building Standard™ (WELL™) is an evidence-based performance standard developed by International WELL Building Institute™ (IWBI™). The standard is used for measuring, certifying, and monitoring the performance of building features that impact occupant health. WELL™ prescribes a series of technology enhancements and metrics across ten concept categories: air, water, nourishment, light, movement, thermal comfort, sound, materials, mind, and community. SL Green is the only owner in New York City to participate in the WELL Portfolio™ pilot with **20 buildings across 16 million square feet**, and holds an advisory position to assure that this program delivers immediate and measurable benefits for building occupants. The operations, facility decisions, and policies of our portfolio are aligned with WELL™ standards to uphold SL Green’s responsibility to our tenants.

## Green Cleaning

Green Cleaning conserves resources and limits exposure of building occupants and maintenance personnel to potentially hazardous chemical, biological, and particulate contaminants, which adversely affect air quality, human health, and the

environment. Across the portfolio of LEED certified properties, 74% of cleaning products purchased meet the relevant LEED standards and have a sustainable certification, including Green Seal and Environmental Choice. Our performance in this area exceeds the 30% requirement prescribed under LEED. Property Management is responsible for reviewing equipment inventory and purchase logs quarterly to confirm these standards are maintained.

## Indoor Air Quality

In alignment with LEED standards, our buildings utilize products including solvents, carpets, adhesives, paints, and coatings that emit low quantities of volatile organic compounds (VOCs) to maintain optimal indoor air quality. All properties meet the LEED requirement of having Minimum Efficiency Reporting Value (MERV) 8 filters to improve indoor air quality throughout tenant spaces, and construction activities are scheduled to minimize tenant exposure to particulates.

**As part of standard construction protocol, spaces are thoroughly inspected for asbestos, and abatement is performed in 100% of cases where asbestos hazards are identified.**

## Safety / Emergency Preparedness

SL Green has implemented an extensive emergency preparedness program to increase tenant safety during precarious situations. Property Management teams are trained on response protocol for a variety of events including gas leaks, civil disturbance, and severe weather incidents. Our tenants receive fire safety and workplace violence trainings on a quarterly basis, and we have implemented a communication pipeline with our tenant contacts to provide direction and guidance during emergencies. Additionally, 100% of our portfolio has installed automated external defibrillator (AED) devices to respond to cardiac events, and SL Green employees are offered CPR training.

## Sustainable Transportation

SL Green’s properties operate around the transportation hubs that are at the heart of New York City’s vitality. According to LEED surveys administered to our tenants, 90% of building occupants utilize sustainable transportation to commute to and from our buildings, including riding the subway, walking, and carpooling. As a testament to the prime, pedestrian-friendly locations of our Manhattan properties, we scored an average of 99/100 using the Walk Score® methodology. We have also constructed 12 bike rooms and developed over 20 bike plans to ensure we are accommodating tenants that bike to work across the city.



After years of demonstrating best-in-class tenant hospitality, SL Green created Living Green in response to an unprecedented wave of amenity interest sweeping the real estate industry. Through Living Green, vacant spaces in our portfolio are activated to offer tenants a suite of health and wellness events in partnership with Better Spaces. Supported by a community manager, a mobile application, and data analytics, programming is responsive to tenant interests within the community they have created. Key to the success of the program is a flexible model where spaces can be converted or moved within 72 hours to meet the demands of New York’s fast-paced leasing market. As a testament to the success of Living Green, we have witnessed an emerging community that has changed the fabric of our buildings and promotes a balance between work productivity and holistic wellness.

UTILIZATION METRICS

45,000

Visits to the Living Green spaces

3,250

Tenants use the mobile application

>17,000

Conference room bookings through the Living Green mobile application

>450

Tenant wellness events hosted throughout the portfolio

LIVING GREEN



Unique Programming

- Aromatherapy
- Desk Yoga
- Ergonomic Evaluations
- Global Entry Interviews
- Headshot Photography
- Massages
- Nutrition Sessions
- Painting Classes
- Ping Pong Tournaments
- Racked® Stretching
- Reiki
- Stress Management Courses

How Living Green Builds a Community

- Encourage socializing between various tenant companies through game nights and tournaments.
- Administer tenant satisfaction surveys to determine popular programs and respond to feedback.
- Display tenant artwork for sale throughout the spaces.
- Establish a communal book club.
- Host winter fairs where tenants sell crafts as holiday gifts to provide a platform for their brands and creativity.



# GOVERNANCE

There is a shared accountability among SL Green's employees to operate in accordance with the highest moral, legal, and ethical standards. Driven from the top, corporate responsibility is executed across all departments internally and extends to our partners, tenants, and suppliers. Our commitment to ongoing and open communication with stakeholders ensures we achieve our collective vision of model corporate citizenship.

5

GENDER  
EQUALITY



8

DECENT WORK AND  
ECONOMIC GROWTH



10

REDUCED  
INEQUALITIES



### UN SDG Alignment

At the core of our business is a strategy for sustainable economic growth. SL Green's consistent demonstration of strong governance underpins our presence as New York City's largest commercial landlord, and the largest employer of SEIU Local 32BJ union members.



# BOARD EXPERTISE

89%

Of Board Members currently serve, or have served, as CEO or in senior leadership positions.

78%

Of Board Members currently serve, or have served, on Boards of other publicly traded companies.

## Our Approach

A guiding principle at SL Green is to conduct our business in accordance with the highest moral, legal, and ethical standards. Our reputation for integrity is our most important asset, and each employee contributes to the care and preservation of that asset. There is shared accountability among our employees to uphold SL Green's Code of Conduct.

### 2019 Proxy Highlights

Since the 2018 annual meeting, we have reached out to over 70% of stockholders. The feedback from these engagement efforts are reflected in the Corporate Governance highlights implemented by our Board:

- Board Refreshment** Rotating Chairpersons of Compensation and Nominating & Corporate Governance Committees.
- Declassified Board** Directors elected for one-year terms.
- Stockholder Amendment to Bylaws** Permit amendment of bylaws by a majority vote.
- Oversight** Board and Executive oversight of ESG program.
- Stakeholder Engagement** Initiated across tenants, community members, and employees to identify material ESG topics.

## Expertise

The below skills held by SL Green's Board represent the depth and breadth of their expertise:

- Academia
- Accounting
- Executive Leadership
- Experience Over Several Business Cycles
- Finance / Capital Markets
- Governmental / Regulatory Experience
- Public Company Board Service / Corporate Governance
- REIT / Real Estate Industry
- Risk Management
- Talent Management
- Technology

33%

Of Independent Board Members are women, promoting a diversity of age, gender, and outlook.

# ADVOCACY

We are committed to engaging with key stakeholders across federal, state, and city organizations to share industry expertise and advance collective sustainability goals.

## EPA

Provided data and feedback to inform the EPA's (Environmental Protection Agency) ENERGY STAR methodology update.

## NYSERDA

Strategized with NYSERDA (New York State Energy Research and Development Authority) on initiatives to meet statewide carbon reduction goals through renewable energy sources and technologies.

## REBNY

Engaged City Council members and provided recommendations to help develop New York City's climate legislation through REBNY's (Real Estate Board of New York) Sustainability Committee.

## CARBON CHALLENGE

Contributed to the New York City's MOS (Mayor's Office of Sustainability) Carbon Challenge Technical Working Group to create tenant engagement strategies that reduce carbon emissions.

## MAYOR'S OFFICE

Reviewed New York City's "New Construction Track" Accelerator Program, which will outline standards and procedures for high performance new construction.

## URBAN GREEN COUNCIL

Participated on UGC's (Urban Green Council) 80x50 Buildings Partnership to deliver a policy framework that reduces New York City's emissions.



# RISK MANAGEMENT

Our approach to risk management identifies, analyzes, and responds to risks and opportunities that exist across financial, operational, and compliance levels. Using a precautionary approach, our team proactively implements response procedures and makes long-term planning decisions. This risk management framework is integrated into organizational decision-making processes, and fortifies the future stability of our business.

## Climate Risks and Opportunities

### Managing Climate Change Risk Through Resiliency Planning

Our team manages the risk associated with climate-related weather events by relocating critical building infrastructure, purchasing insurance plans, installing generators, and training building management and security staff on emergency response protocol. We also allocate funds through 5-year and 10-year capital plans for resiliency and energy efficiency projects. These capital improvements reduce greenhouse gas emissions, mitigate our impact on climate change, and increase resiliency at our properties.

### Demand for Sustainable Office Space in New York

New York City's geography exposes it to potential coastal weather risks such as hurricanes and flooding. Climate change can intensify these risks, which could affect the demand for office space in New York. Changing consumer and investor demands are increasingly driving companies to enhance their buildings with climate mitigation strategies. Our approach is to operate, maintain, and build assets to meet market demands for sustainable and resilient office spaces. We also collaborate with prospective and existing tenants to meet their sustainability goals through capital investments, data sharing, education, and green operations.

### Climate-Related Regulations

New York City's commitment to reduce citywide emissions 80% by 2050 is one of the most stringent climate goals for any large city in the world. In order to achieve these reductions, City Council passed the Climate Mobilization Act (CMA) in April 2019, prescribing annual caps on building greenhouse gas emissions starting in 2024. At the state level, the Climate Leadership and Community Protection Act (CLCPA) was passed in June 2019, calling for a 70% renewable electric grid by 2030.

SL Green's proven track record of energy efficiency and emissions reduction over the past two decades minimizes the impact of the recent legislation on our portfolio. Taking it a step further, climate-related regulations provide an opportunity to engage our tenants on energy management and emissions reduction best practices, further decreasing the environmental impact of our portfolio.

## Cybersecurity

At SL Green, implementing robust cybersecurity measures is an integral component of our risk management strategy. As we transmit sensitive data across networks and rely on Internet-based systems to run our buildings, we are dedicated to protecting this information and the systems used to process it. We also ensure our employees, processes, systems, and external partners are aligned with cybersecurity best practices. Our Board of Directors and Executive Management Team regularly assess our program and are positioned to respond to security and privacy risks, identify vulnerability gaps, and assess data governance programs.

### Cybersecurity Awareness

To ensure our employees are equipped with the tools to identify cybersecurity threats, we issue quarterly trainings that are mandatory for all employees. All employees also receive monthly security awareness tips to help identify phishing, deceptive emails, and corrupted links.

### Vulnerability Management

We constantly scan our systems for vulnerabilities and ensure that any identified risks are immediately addressed. During monthly maintenance windows, we ensure that all our internal systems are patched adequately.

### Security Assessments

At SL Green, we periodically employ external agencies to test the efficacy of our security protocols. Any weaknesses found by these agencies are addressed through corrective action plans and systematic changes.

### ESG Risk Rating

The Sustainalytics ESG Risk Rating score measures how companies are managing financially material Environmental, Social, and Governance risks relative to peers in the same sector. Due to our effective management and minimal exposure to risk, SL Green has a low risk rating.

### Risk Mitigation

With growing risks associated with cybersecurity, we mitigate our exposure by offsetting the potential costs involved with recovery after a cyber-related security breach or similar event by purchasing cyber liability insurance coverage.

### Cloud Migration

With the advancement and availability of cloud technologies, we leverage the power of the cloud to employ sophisticated cybersecurity measures.

**For more information, please refer to SL Green's 10-K filings.**



# OUR POLICIES

SL Green published a comprehensive set of Corporate Sustainability policies that codifies our commitment across all material Environmental, Social, and Governance issues identified by our stakeholders. Every employee and vendor is expected to support and adhere to these policies, which can be accessed from our website at [sustainability.slgreen.com](https://sustainability.slgreen.com).

### Environmental Policies

- Environmental Protection
- Creating Environmental Awareness
- Implementing an Environmental Management System
- More Efficient Use of Natural Resources
- Emissions Reduction
- Waste Reduction
- Monitoring Environmental Performance
- Regular Reporting on Environmental Issues
- Consulting with Stakeholders on Environmental Issues
- Senior Management & Board of Director Approval
- Disclosure on Policy & Management – Energy Efficiency
- Green Building Policy
- Waste Reduction Policy
- Water Policy
- Climate Change
- Water Efficiency
- Energy Efficiency Policy
- Sustainable Packaging Policy
- Environmental Supply Chain Policy
- Emissions Reduction Policy
- Biodiversity Protection
- Reducing Impact on Biodiversity
- Renewable Energy Policy
- Product & Process-Related Requirements
- Commitment to Address Office Products
- Commitment to Engage with Suppliers on Environmental Performance
- How the Company Accomplishes Resource Efficiency
- Partnership Termination
- Companywide Managerial Responsibility
- Systematic Consideration of Suppliers' Environmental Performance During Procurement
- Compliance with Environmental Standards Included in Legally Binding Agreements with Suppliers

- Monitoring of Suppliers' Environmental Performance
- Engagement with Suppliers to Address Non-Compliance or Improve Environmental Performance
- Targets & Deadlines for the Environmental Improvement of Suppliers
- External Certification (ISO 14001, Organic, etc.) Covering Over 50% of the Company's Suppliers
- Engagement with NGOs or Industry Peers to Address Environmental Issues in the Supply Chain
- Fair Trade Policy

### Social Policies

- Child Labor & Forced Labor
- Freedom of Association
- Fair Wages & Equal Remuneration
- Anti-Discrimination Policy
- Diversity Policy
- Supply Chain Management Policy
- Human Rights Policy
- Employee Health & Safety
- Supply Chain Health & Safety
- Customer Health & Safety
- Employee Training & Career Development
- Employee Engagement & Feedback
- Equal Opportunity Policy
- Business Ethics Policy
- Anti-Bribery & Corruption Policy
- Employee Protection / Whistleblower Policy
- Fair Competition Policy
- Data Privacy & Security Policy
- Responsible Marketing Policy
- Community Spend
- Community Involvement Policy – Reputation Management
- Employees Community Work – Fostering Employee Volunteering
- Corporate Responsibility Awards – Awards for Community Performance

- Product Responsibility Monitoring – Impacts of Products and Services on the Community
- Community Involvement Programs – Policy Commitment to Consult with Local Communities
- Community Involvement Programs – Executive Responsibility for Community Relations
- Community Involvement Programs – Community Consultation Guidelines
- Community Involvement Programs – Operations-Specific Responsibility for Community Relations
- Community Involvement Programs – A Formal System for Identifying Local Stakeholders or Communities of Interest
- Community Involvement Programs – Consultation Conducted at Early Stages of a Project
- Community Involvement Programs – Accessible Mechanism to Collect, Record and Address Complaints or Grievances

### Governance Policies

- “Say on Pay” Provision
- Clawback or Malus Provisions
- Performance Oriented Compensation
- ESG-Related Executive Compensation
- Executive Retention Practices
- Proxy Access Provision
- Restrictions on Legal Actions by Shareholders
- Equal Voting Rights
- Shareholder Engagement
- Whistleblower Programs
- Board Size Policy
- Board Independence Policy
- Board Diversity Policy
- Board Experience
- Board Re-Election Provisions

# ESG REPORTING

A comprehensive ESG program requires that all data covering Environmental, Social, and Governance initiatives are measured and transparent. We recognize the importance of disclosing accurate and reliable data as a public company, so our environmental performance data has been externally assured. To ensure our investors have access to the most accurate information, we conduct data verification for third-party frameworks including Bloomberg and MSCI, and voluntarily respond to ESG evaluations including GRESB and CDP. Our strategy has led to widespread recognition, and these reporting frameworks provide measurable validation for the success of our program.

## NO.1

Scoring Office REIT for ESG Disclosures on Bloomberg World Index

## Bloomberg

## HIGHEST SCORING OFFICE REIT

“B” score achieved on the 2018 CDP Climate Change response, tying SL Green as the highest scoring Office REIT in North America



## GREEN STAR

- Achieved a 2019 GRESB Green Star, with a score 40% higher than the average first-time responder
- Scored an “A” on GRESB’s Public Disclosure Report



## OUTPERFORMER

Designation on the Sustainalytics ESG Rating



## S&P 500 AND S&P GLOBAL 1200 ESG

Included on the S&P 500 and S&P Global 1200 ESG Indexes



## REPORTING STANDARDS

Adherence to GRI “Core” reporting standards for seven consecutive years



## TOP THREE

Top Three Ranking in MSCI's Environmental Category (Opportunities in Green Buildings)



## “A” SCORE

Ranking SL Green within the top 10 percentile of Residential & Commercial REITs





# STAKEHOLDER ENGAGEMENT

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

STAKEHOLDER GROUP	ENGAGEMENT FREQUENCY	ENGAGEMENT METHOD	TOPICS RAISED
Board of Directors	Annual	<div>→ Sustainability Report</div> <div>→ Institutional Investor Conference</div> <div>→ Annual Presentation</div>	<div>→ Energy, Emissions, Water, Local Community, Economic Performance, Environmental Compliance, Socioeconomic Compliance</div>
Employees	Ongoing	<div>→ Annual Town Hall</div> <div>→ Annual Employee Survey</div> <div>→ Ongoing Program Updates</div> <div>→ Training and Education</div> <div>→ Volunteerism</div>	<div>→ Freedom of Association and Collective Bargaining, Diversity, Nondiscrimination, Equal Pay, Occupational Health and Safety, Employment, Training and Education, Child Labor, Forced or Compulsory Labor, Labor/Management Relations</div>
Executive Team	Monthly	<div>→ Annual Presentation</div> <div>→ Institutional Investor Conference</div> <div>→ Quarterly Status Report</div> <div>→ Annual Sustainability Report</div>	<div>→ Energy, Emissions, Water, Effluents and Waste, Local Community, Economic Performance, Environmental Compliance, Socioeconomic Compliance</div>
Industry Peers	Ongoing	<div>→ Joint Ventures</div> <div>→ Sustainability Committees</div> <div>→ Trade Associations</div>	<div>→ Energy, Emissions, Water, Environmental Compliance, Effluents and Waste, Public Policy, Local Community, Customer Privacy, Economic Performance, Indirect Economic Impacts</div>
Investors	Ongoing	<div>→ Annual Report &amp; 10-K</div> <div>→ Proxy Statement</div> <div>→ Sustainability Report</div> <div>→ Sustainability Website Updates</div>	<div>→ Economic Performance, Anti-corruption, Environmental Compliance, Socioeconomic Compliance, Diversity</div>
Local Community	Ongoing	<div>→ Philanthropy</div> <div>→ Volunteerism</div> <div>→ Business Improvement Districts</div> <div>→ Civic Engagement</div>	<div>→ Energy, Emissions, Water, Effluents and Waste, Indirect Economic Impacts, Local Community, Biodiversity, Public Policy</div>
Sustainability Consultant	Ongoing	<div>→ Energy Management</div> <div>→ Green Building Certification</div> <div>→ Sustainability Policy Development</div>	<div>→ Energy, Emissions, Water, Environmental Compliance, Effluents and Waste, Public Policy, Supplier Environmental Assessment</div>
Tenants	Ongoing	<div>→ Town Hall</div> <div>→ Biannual Tenant Satisfaction Survey</div> <div>→ Newsletter and Webinar</div> <div>→ Green Building Certification</div>	<div>→ Security, Customer Health and Safety, Materials, Energy, Emissions, Procurement Practices, Customer Privacy</div>
Vendors	Ongoing	<div>→ Energy Management</div> <div>→ Green Building Certification</div> <div>→ Training and Education</div>	<div>→ Energy, Emissions, Water, Environmental Compliance, Effluents and Waste</div>

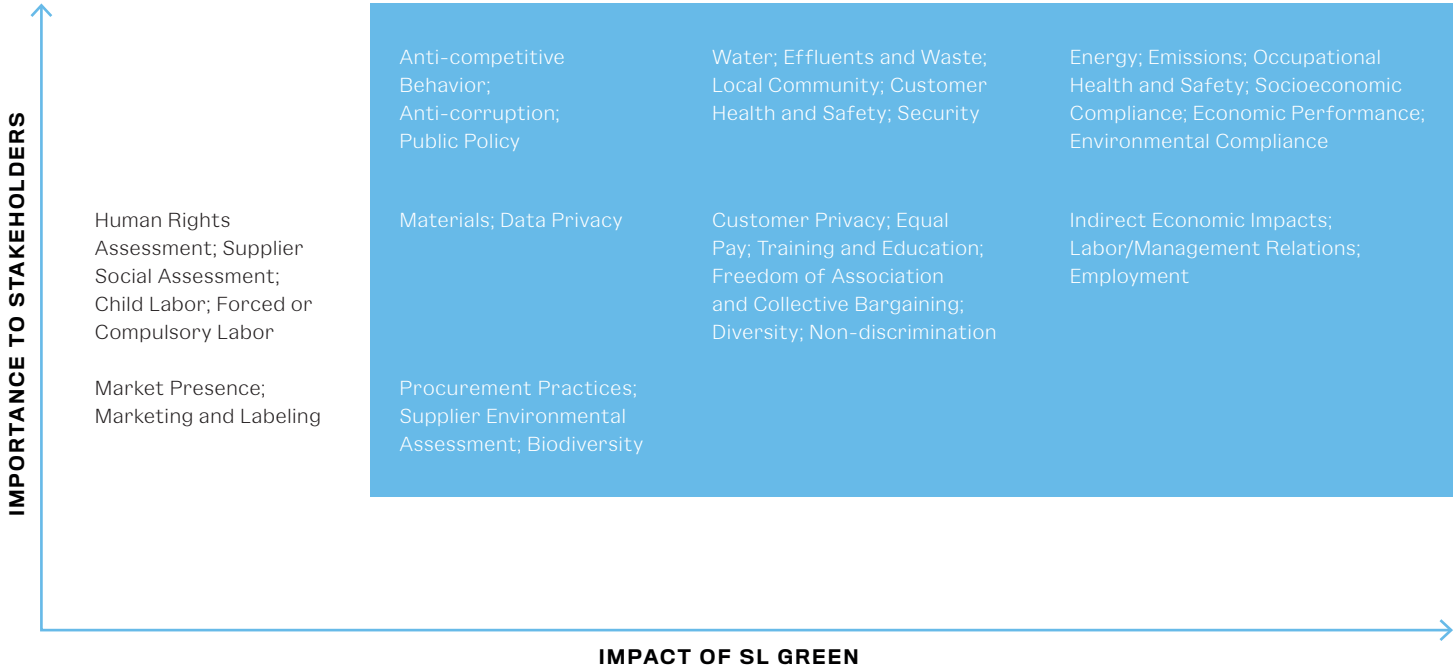
## Materiality

In 2018, SL Green performed a complete materiality assessment that was informed by stakeholder engagement processes. A detailed description of the materiality assessment process is presented below.

SL Green's materiality assessment involved highlighting the sustainability topics that were most meaningful to stakeholders and relevant to the company. To initiate the materiality process and substantiate the chosen material topics, SL Green engaged priority stakeholders in 2018 and continues to engage stakeholders on an ongoing basis. While targeted engagement was not undertaken solely for the purpose of this report, ongoing stakeholder engagement continues to inform reporting content.

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

SL Green chose to include the material topics — those that fell in the top quartile of the materiality matrix — and an assortment of nonmaterial topics — those that fell outside the top quartile but were nevertheless important to the Company and its stakeholders. The SL Green Executive Team reviewed the topics and approved the inclusion of them in this year's report. The topics cover Environmental, Social, and Governance aspects and include several metrics from the real estate sector supplement. The chosen aspects were then paired with the respective GRI key performance indicators in the materiality matrix below:







From left to right:  
**Pamela Seltzer**, Portfolio Administrator & Sustainability Analyst  
**Evin Epstein**, Assistant Director of Sustainability

**Edward V. Piccinich**, Chief Operating Officer  
**Laura Vulaj**, Senior Vice President & Director of Sustainability

**Alvis Yuen**, Associate, Energy & Building Performance  
**Lynne-Courtney Hodges**, Vice President of Human Resources

## A Message From Our Team

As we publish our seventh annual sustainability report, we are extremely proud of its evolution to a comprehensive account of SL Green’s Environmental, Social, and Governance program that is aligned with both the Global Reporting Initiative framework and the UN Sustainable Development Goals. 2019 was a year of both great success and prominent challenges. For the first time, our team responded to GRESB, submitted data to the Dow Jones Sustainability Index, and published over 80 ESG policies to our website. We prioritized communication with our employees and tenants,

and saw unprecedented interest in our program from investors and JV Partners. As ESG rises to the forefront of investment decisions, there has been a substantial increase in the demand for data transparency and requests to complete ESG evaluations – in 2019 alone, our team responded to **10 ESG** reporting frameworks and verified over **2,000 data points**. Now more than ever, we are focused on data collection and quality, goal setting, and effective management. With our roots in New York City, we are also at the center of the world’s most aggressive climate legislation and recognize our responsibility to lead by example. We contributed significant time and effort in meeting with

industry affiliate organizations and government officials to ensure that climate legislation is achievable for real estate owners. Not only do we strive to be champions of growth for our city, but also for our people. This year we expanded our mental health benefits, training offerings, and volunteerism opportunities. Our investment in our people is rewarded by the hard work and dedication that defines our company culture. There is nothing more important than the success of our city and our people, and we remain committed to meeting these goals through the continuous growth of our ESG program.

## ESG Integration at SL Green

# BOARD OF DIRECTORS

### Programmatic Oversight



# EXECUTIVE LEADERSHIP

### ESG Governance



# ESG TEAM

### Program Implementation



#### Internal Engagement

Construction

Engineering

Finance

Leasing

Legal

Information Technology

Investor Relations

Operations



#### External Engagement

Community Members

Consultants

Governmental Officials

Industry Organizations

Industry Peers

Investors

Suppliers

Tenants



# About This Report

This is SL Green’s seventh annual sustainability report, which covers the 2018 calendar year. This report is based on the Global Reporting Initiative (GRI) Reporting Framework, which is used to report about an organization’s impacts on the economy, the environment, and society using ESG metrics. This report is “In Accordance—Core” with the GRI Standards framework and includes disclosures from the Construction and Real Estate (CRE) Sector Supplement. The GRI Content Index can be found at sustainability.slgreen.com.

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

The GHG inventory process was performed in accordance with quantification methodologies of the GHG Protocol. Data collection methods are shown below. After all data was collected, Sustainable Investment Group converted the energy consumption

quantities into carbon emissions using industry standard emissions factors and global warming potentials published by the GHG Protocol. If any data was not available, estimates were used as needed.

The 2018 environmental performance (energy, water, waste, and emissions) of the portfolio has been compared with 2016 and 2017 environmental performance. Historical Environmental Performance Summaries can be found at sustainability.slgreen.com.

Energy data was collected by pulling aggregate utility data from Consolidated Edison that captured all energy used by each property from the utility. In addition, tenant utility data was collected directly from the tenants via direct meters and/or submeters. Scope 1 consumption and emissions were calculated by taking the aggregate on-site emissions factors (fuel oil, natural gas, and refrigerant) and removing tenant fuel and refrigerant usage found in Scope 3. Scope 2 consumption and emissions were calculated in similar fashion by subtracting the tenant distributed energy (electricity and steam) from the total electricity and steam usage found in aggregate building data. Scope 3 consumption and emissions were calculated by taking the aggregate on-site emissions factors (fuel oil, natural gas, and refrigerant) as well as aggregate distributed energy (electricity and steam) and removing base building fuel, refrigerant, electricity, and steam usage. 2018 tenant steam consumption was accounted within Scope 2 steam consumption.

Waste amounts were determined by taking the total waste removed from the site and the individual diversion quantities reported from the waste hauler on a monthly basis. The waste diversion was calculated by taking the total diverted amount for the year and dividing by the sum of landfill plus diverted waste for the year. Water data was collected by gathering aggregate water data. Refrigerant emissions were calculated by collecting a list of

equipment within each building and the refrigerant capacity of the system as well as any leaks. If a piece of equipment did not have leaks, a 0.5% leakage rate was assumed to match LEED O+M standard. The square footage of each building was from the reported Gross Square Footage of each building as reported in annual Benchmarking Report under Local Law 84.

The contact person for this report is Laura Vulaj, Senior Vice President & Director at Sustainability at Laura.Vulaj@slgreen.com.

## REPORTING PROPERTIES

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





SL Green Realty Corp.  
420 Lexington Avenue,  
New York, NY 10170  
212.594.2700  
[www.slgreen.com](http://www.slgreen.com)