

SLG

ESG

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LOOKING AHEAD

Our investment in the future of New York City is underscored by the principles of ESG. SL Green’s portfolio continues to build long-term value that benefits our shareholders, our tenants, our employees, and our community. We recognize that bold leadership is essential to maintaining our City’s status as a global capital of commerce and culture. As we look ahead, our strategy is to continue paving the way for a stronger and more resilient New York.

About SL Green

SL Green Realty Corp., Manhattan’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, 2021, SL Green held interests in 76 buildings totaling 35.3 million square feet. This included ownership interests in 27.2 million square feet of Manhattan buildings and 7.3 million square feet securing debt and preferred equity investments.



FRAMING OUR REPORT

Over the past decade, our ESG program has evolved to reflect the increasing complexity of material environmental, social, and governance issues. This year we are taking an innovative approach to framing our report in a way that demonstrates how ESG principles are integrated throughout our business, impacting shareholders, employees, tenants, and our community.

ASSETS

As New York City’s largest owner of commercial office space in Manhattan, our physical footprint plays a critical role in the City’s ecosystem. Our business is centered around the 35.3 million square feet we own, operate, develop, and hold an interest in. Our focus is maximizing value for our stakeholders, reducing environmental impact, creating desirable spaces for businesses, and investing in our local community.

TENANTS

Over the years, SL Green has fostered long-standing relationships with our tenant base. We have prioritized tenant engagement because we know the influence it can have on ESG performance. Many of the companies who occupy our buildings have established their own ESG goals and objectives, so our collaboration is essential.

COMMUNITY

For more than 20 years, SL Green has tied its future to the success of New York City. We have since become its largest owner of commercial office space, and with this comes immense responsibility. We are developers shaping the skyline, job creators for thousands of workers, leaders for our peers and industry, partners with our suppliers and tenants, and neighbors to our fellow New Yorkers.

EMPLOYEES

Our people are at the heart of our business. SL Green fosters a corporate culture that challenges our employees to meet their potential and excel in the workplace. We provide the tools and resources necessary to thrive in a rapidly developing industry. Our employees are a fundamental part of our ESG program, and we encourage them to be active contributors.

RISK MANAGEMENT

Our approach to risk management is to identify, analyze, and respond 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 fortifies the future stability of our business.

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 business lines internally and extends to our partners, tenants, and suppliers. Our commitment to transparent disclosure with stakeholders ensures we achieve our collective vision of model corporate citizenship.

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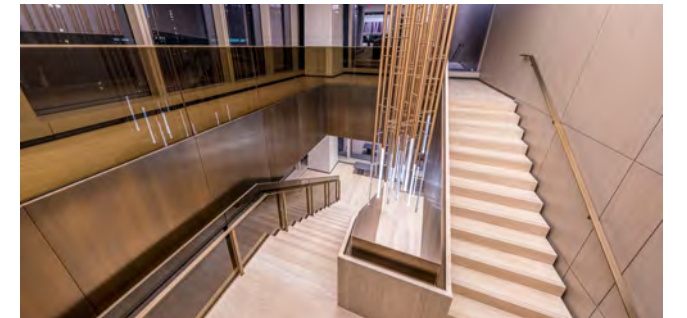
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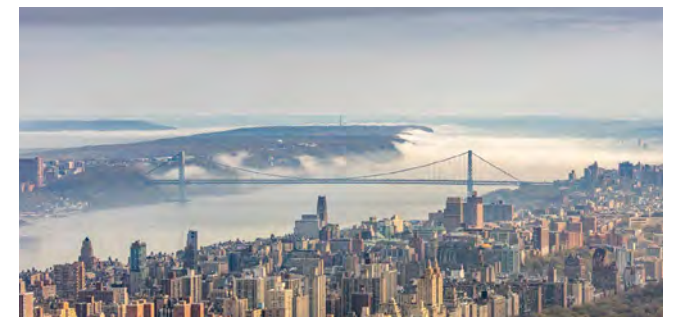
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CEO LETTER

We began 2021 with an eye towards the future and for SL Green, it was a milestone year. Our efforts precipitated the long-awaited revival of East Midtown with the introduction of One Vanderbilt's sustainable office space, a chic fine dining experience at Le Pavillon, a welcoming public plaza, and a cultural destination at Summit One Vanderbilt. We relocated our headquarters to One Vanderbilt and welcomed thousands of new faces to the building.

One Vanderbilt represents the next generation of sustainable development and has been recognized with Urban Land Institute New York's "Award for Excellence in Development" and *Commercial Observer's* "Smart Building of the Year" award. It offers an unparalleled combination of amenities, innovative office design, state-of-the-art technology, and the highest levels of sustainability and wellness. These features enabled One Vanderbilt to achieve both LEED v3 Platinum and LEED v4 Gold status, designating it as the only project in the world to hold both ratings simultaneously. It is also on track to be the first large-scale development project in New York City to achieve WELL Platinum certification.

We are excited for SL Green's next chapter of sustainable development as One Madison joins the ranks of One Vanderbilt. One Madison presents a unique development opportunity to transform a historical asset into a modern icon. This marquee building offers a combination of a thriving neighborhood, best-in-class amenities, more than an acre of green space, and convenient access to public transportation. As part of our commitment to providing safe and healthy office environments to our tenants, this project will integrate best practices deployed at our existing buildings as part of our portfolio-wide IWBI WELL™ Health-Safety Rating.

These projects demonstrate our forward-looking approach to the built environment and enhance our existing portfolio, which is governed by our ESG principles. We recognize ESG as a value driver and continue to meet stakeholder demand for enhanced transparency. This year, we disclosed our approach to climate risk management by publishing our first stand-alone TCFD report, addressing climate resilience. Our status as an industry leader in ESG reporting is validated by our performance on GRESB, where we achieved a 5-Star Rating, marking us as one of the most sustainable real estate companies globally.

As the largest owner of commercial office space in New York City, we acknowledge the importance of managing climate change and reducing emissions. In alignment with New York City and State climate goals,



Marc Holliday, Chairman & CEO

we have voluntarily committed to reducing energy use and carbon emissions. These decarbonization efforts will have a lasting and meaningful impact on our environment and an economic benefit that is realized through the operating lifecycle of our properties. Our efforts will enable us to be fully compliant with Local Law 97 for the balance of the decade. This is a testament to the commitment and expertise of our best-in-class team.

SL Green's continued success is driven by our employees. We understand the role Human Capital Development plays in ESG performance, and we are committed to attracting and retaining a highly skilled workforce by fostering an environment that meets the health, wellness, and social needs of all employees.

As a homegrown New York City company, SL Green plays a key role in the community, supporting a variety of causes. Our campaign to address food insecurity through Food1st, in partnership with Chef Daniel Boulud and local restaurants, has made a resounding impact. Food1st has provided over 700,000 meals in New York City since inception, and we are proud to continue this effort.

As we define our ESG goals for the upcoming year, we are committed to disclosing a plan for achieving carbon neutrality. We will also continue to focus on increasing the diversity of our workforce, with ethnic and racial minority hiring. I am confident that our prioritization of ESG will continue to influence our success and maintain our stature as an industry leader. I am proud of our reputation as a responsible corporate citizen, and we will continue to deliver sustained value to all stakeholders.

Marc Holliday
Chairman & CEO

KEY ACHIEVEMENTS



ESG Risk Rating Top 15% 2019–2021



91st Percentile among Global Peers Assessed



R-Factor™ Score Outperformer 2020–2021



One Vanderbilt—2021 ULI New York Award for Excellence in Development

COMMERCIAL OBSERVER

One Vanderbilt—Smart Building of the Year



Gold Level 2020



Green Star 2019–2021

"A" Rating on Public Disclosure 2017–2021



FTSE4Good

FTSE4Good Index Constituent 2020–2021



Top 25% of all Residential & Commercial REITs



One Vanderbilt—Only building worldwide to achieve LEED v3 Platinum and v4 Gold simultaneously



Partner of the Year 2015–2016, 2018–2021
Sustained Excellence 2018–2021



Changemaker Award 2018–2021

ESG REPORTING

SL Green is committed to transparent disclosure of material ESG topics. With growing stakeholder interest in sustainability reporting, the number of frameworks that measure a company's performance beyond financial metrics has grown. In evaluating our annual reporting, we have selectively pursued the most relevant standards based on feedback from our stakeholders, including GRI, CDP, GRESB, SASB, and TCFD. Our disclosures are also aligned with the UN SDG guidelines.

Letter of Assurance

As a public company, we recognize the importance of disclosing accurate and reliable data, so our environmental performance data is externally assured with third-party verification.



GRI

Global Reporting Initiative

Our ESG reporting is aligned with the GRI standard, which we consider to be one of the most prominent reporting frameworks. It enables companies to report on ESG impacts in consistent and credible ways.

CDP

Carbon Disclosure Project

Our initial submission to CDP was in 2018. Each year, CDP supports thousands of companies, cities, states, and regions to measure and manage their risks and opportunities on climate change, water security, and deforestation.

GRESB

Global Real Estate Sustainability Benchmark

We first responded to GRESB in 2019. GRESB assesses and benchmarks the ESG performance of real estate assets, providing standardized and validated data to capital markets.

SASB

Sustainability Accounting Standards Board

With the launch of SASB's Real Estate Standard in 2018, this year marks our first formal release of SASB disclosures, which are consistent with the data historically tracked through our GRI Content Index (sustainability.slgreen.com).

TCFD

Task Force on Climate-Related Financial Disclosures

This year we published our first formal TCFD report. TCFD provides a framework for organizations to evaluate and report climate-related risks, opportunities, and management practices. *To learn more, refer to page 48.*

UN SDGs

United Nations Sustainable Development Goals

Our ESG program contributes to achieving the targets outlined in the UN SDGs, which were released in 2015 and formally enacted in 2016. The SDGs are mapped to our disclosures for their associated material ESG issue in our annual GRI Content Index.

MESSAGE FROM OUR TEAM



Edward V. Piccinich
Chief Operating Officer



Laura Vulaj
Senior Vice President, Director of
Sustainability & Hospitality



Richard Currenti
Senior Vice President, Director of
Engineering



Alvis Yuen
Vice President, Assistant Director
of Sustainability



Pamela Seltzer
Assistant Property Manager &
Sustainability Analyst

When we released our last ESG report in December 2020, we were turning the corner on an unprecedented era in New York City. At the start of 2021, we outlined clear objectives to enhance our ESG program to address stakeholder demand, recognizing the integral role it plays in all businesses.

The interconnected nature of ESG is best evidenced by One Vanderbilt, our trophy asset in New York City that fuses environmental performance with social benefits. One Vanderbilt optimizes building performance, integrates the public and private realm, provides an unsurpassed urban experience, and has revitalized East Midtown. It offers office, retail, and experiential spaces that exemplify sustainable design.

As we shift our attention to our next major redevelopment project at One Madison, it remains our priority to promote energy efficiency and emissions reduction while maintaining a high degree of safety, cleanliness, and wellness for all building occupants. Our high standard for building health is validated by our achievement of the WELL Health-Safety Rating across our entire managed portfolio earlier this year.

Looking more broadly at SL Green's ESG program, we have been focusing on enhancing our reporting and transparency. Our management team actively engages with stakeholders on material ESG topics and this drives the focus areas of our annual reporting. This year we published our first stand-alone TCFD report to address our climate risk management and disclosed the results of our 1.5°C-aligned climate scenario analysis. We expanded our GRI disclosures from the Core to Comprehensive level. We also enhanced our SASB disclosures with additional narratives to provide detailed insight on our reporting processes.

Another priority for our ESG team is addressing carbon neutrality. After exceeding our existing portfolio-wide target of 30% emissions reduction by 2025, we are adopting more stringent voluntary targets. SL Green aligned with the Urban Land Institute (ULI) Net Zero by 2050 goal of carbon neutral building operations and has committed to setting a Science-Based Target for greenhouse gas emissions reduction. This decarbonization commitment highlights our proactive approach to mitigating transition risks.

Beyond our own operations, we encourage ESG best practices in our supply chain to mitigate environmental and social risk factors. As an industry leader in ESG, we are committed to exemplifying positive change for our peers, our tenants, our suppliers and our community.

An aerial night view of the New York City skyline, featuring numerous illuminated skyscrapers and the city lights extending into the distance. The sky is a deep blue, and the city lights create a vibrant, glowing effect.

ASSETS

[Our Portfolio](#)

[Building Certifications](#)

[Sustainable Development](#)

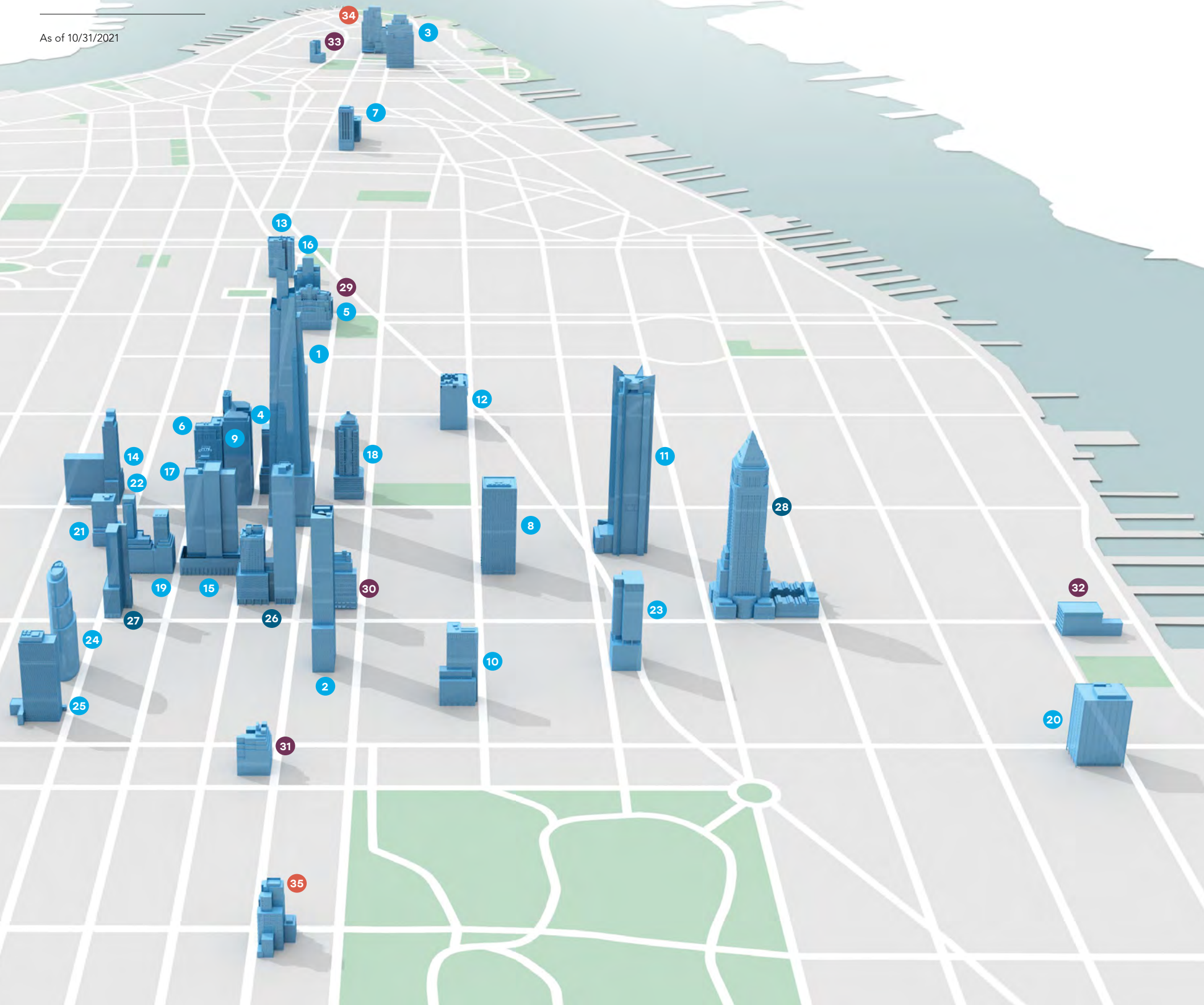
[Approach to Decarbonization](#)

[Energy Management](#)

[Resource Management](#)

SL GREEN PROPERTIES

As of 10/31/2021



#	BUILDING	ENERGY STAR	LEED	BOMA 360	WELL HSR	FITWEL	WIRED SCORE
SL GREEN MANAGED OFFICE PROPERTIES							
1	One Vanderbilt Avenue*		GOLD		✓		PLATINUM
2	10 East 53rd Street		SILVER	✓	✓	✓	GOLD
3	100 Church Street	✓	GOLD	✓	✓		GOLD
4	100 Park Avenue	✓	GOLD	✓	✓	✓	PLATINUM
5	11 Madison Avenue	✓	GOLD	✓	✓	✓	PLATINUM
6	110 East 42nd Street		SILVER	✓	✓		SILVER
7	110 Greene Street	✓	GOLD	✓	✓		SILVER
8	1185 AoTA		SILVER	✓	✓		PLATINUM
9	125 Park Avenue		GOLD	✓	✓		GOLD
10	1350 AoTA	✓	GOLD	✓	✓	✓	PLATINUM
11	1515 Broadway		GOLD	✓	✓		GOLD
12	2 Herald Square				✓		GOLD
13	215 Park Avenue South	✓			✓		SILVER
14	220 East 42nd Street	✓	GOLD	✓	✓		GOLD
15	245 Park Avenue		GOLD	✓	✓		
16	304 Park Avenue South	✓	GOLD	✓	✓		SILVER
17	420 Lexington Avenue	✓	GOLD	✓	✓		PLATINUM
18	461 Fifth Avenue	✓	GOLD	✓	✓		GOLD
19	485 Lexington Avenue	✓	GOLD	✓	✓	✓	PLATINUM
20	555 West 57th Street			✓	✓		PLATINUM
21	711 Third Avenue	✓	GOLD	✓	✓		GOLD
22	750 Third Avenue		GOLD	✓	✓		GOLD
23	810 Seventh Avenue		SILVER	✓	✓		PLATINUM
24	885 Third Avenue		GOLD	✓	✓		GOLD
25	919 Third Avenue		GOLD	✓	✓	✓	PLATINUM
THIRD-PARTY MANAGED PROPERTIES							
26	280 Park Avenue		GOLD				
27	800 Third Avenue						GOLD
28	Worldwide Plaza		GOLD				PLATINUM
REDEVELOPMENT							
29	One Madison Avenue						PLATINUM
30	609 Fifth Avenue						
31	625 Madison Avenue			✓	✓		GOLD
32	707 Eleventh Avenue				✓		SILVER
33	15 Beekman Street						
RESIDENTIAL							
34	185 Broadway						
35	19 East 65th Street						

Note: The following properties were sold in 2021 and are not represented on the map:
590 Fifth Avenue, 635 AoTA, 641 AoTA.

* On track to achieve WELL v2 Platinum certification.

BUILDING CERTIFICATIONS

Green building certifications provide external validation that our building operations meet or exceed the best practices set by internationally recognized standards such as LEED, ENERGY STAR, and BOMA 360.



Developed by the U.S. Green Building Council in 1993, this designation demonstrates a building owner’s commitment to sustainable design, 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 includes 20 million square feet of LEED-certified space, representing 92% of our reporting properties.



ENERGY STAR is a measurement and verification tool administered by the U.S. EPA that promotes energy efficiency across buildings nationwide. ENERGY STAR scores reflect how efficiently buildings are operated. In 2020, we achieved ENERGY STAR labels across 10.6 million square feet of our portfolio. In Manhattan alone, we represent 12% of all ENERGY STAR labels. SL Green is a “Partner of the Year–Sustained Excellence” designee.

91% OF SL GREEN’S MANHATTAN OPERATING PROPERTIES HOLD GREEN BUILDING DESIGNATIONS.



Local Law 33 – Energy Efficiency Rating Label

New York City’s Local Law 33 requires buildings larger than 25,000 square feet to publicly display the Energy Efficiency Rating Label that corresponds with ENERGY STAR scores reported in Local Law 84 filings.

LETTER GRADE	ENERGY STAR SCORE	SLG BUILDINGS
A	85–100	1
B	70–84	15
C	55–69	7
D	1–54	4
EXEMPT	Not eligible for ENERGY STAR	7



BOMA 360 evaluates major areas of building facility management, including operations, safety, training, energy, sustainability, and tenant relations. Buildings undergo a rigorous assessment and fewer than 50 buildings in New York City achieve this designation. GRESB recognizes BOMA 360 as a trusted assessor of sustainability and governance best practices. SL Green holds 23 BOMA 360 designations, accounting for 48% of all New York City designations.



WiredScore certification measures the quality and resilience of a building’s digital infrastructure, cellular coverage, internet service providers, and resilience. The certification also evaluates if a building can adapt to future technology. SL Green has achieved WiredScore certification across 26 properties.



SUSTAINABLE DEVELOPMENT

SL Green's active development pipeline sets the standard for sustainable new construction and responsible community engagement. We leverage years of operational excellence to incorporate innovative design, technological solutions, and best-in-class amenities within our development projects, creating a premier experience for our tenants and enabling community connections.

One Vanderbilt

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.

1 Rainwater Collection

150,000-gallon water collection and treatment system reuses rainwater for cooling towers, resulting in a 1-million-gallon reduction of potable water use annually

2 Lowest Carbon Footprint

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

3 Enhanced IAQ

HVAC systems are equipped with MERV 16 air filters that capture over 95% of airborne particles

4 \$220 Million

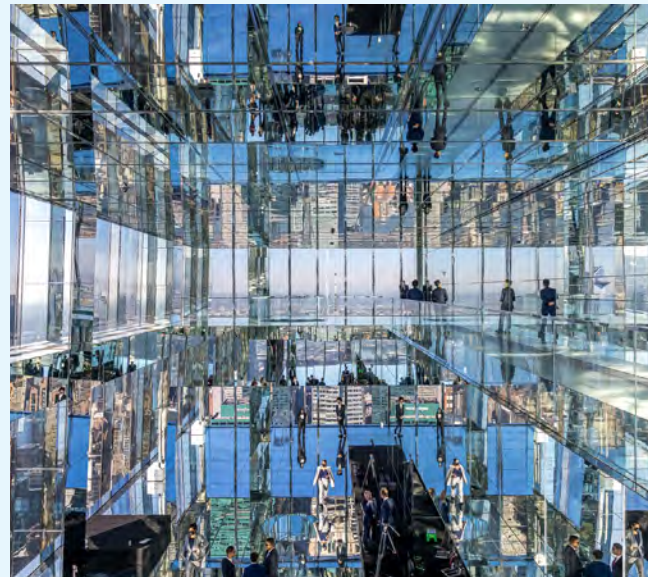
Invested in public realm improvements

5 MWBEs

19% of contractors onsite are Minority and Women-owned Business Enterprises

3 SUMMIT One Vanderbilt

Best in class observation deck with immersive art experience designed by Kenzo Digital



185 Broadway

As lower Manhattan's first development built under the Affordable New York Housing Program, 185 Broadway integrates environmental goals throughout design, construction, and planning. Its location directly across from the Fulton Transit Center ensures abundant public transportation options. The 34-story, mixed-use building pays homage to the modern and historic surroundings in the Financial District and offers residents expansive amenities.



15 Beekman

SL Green has a long-standing partnership with Pace University. Our past development projects have included a series of dormitories to enhance its on-campus experience. The latest project is 15 Beekman, a 26-story, mixed use dormitory and academic space for Pace University. To support their academic mission, the property is built using LEED-conscious materials with a cohesive aesthetic matching the existing neighborhood.

One Madison

The next iteration of our sustainable transit-oriented development program is One Madison. It presents a unique redevelopment opportunity in Midtown South to transform a historical asset into a modern icon, avoiding sprawl and greenfield development. With One Madison, we strive to meet the market demand for efficient and thoughtfully designed buildings that support human health and wellness. These features include real-time air quality monitoring and potable water testing combined with state-of-the-art air and water filtration systems. This marquee building offers an unparalleled combination of a thriving neighborhood, best-in-class amenities, and access to green spaces and public transportation.



1 DOAS

Efficient HVAC systems conserve energy and distribute 100% outside air, reducing exposure to air contaminants

5 Efficient Envelope

High-performance curtain wall optimizes heating and cooling efficiency

2 Transportation

Proximity to public transportation

6 Wellness and Productivity

Biophilic design elements that enhance occupant wellness and productivity

3 LEED & WELL

Targeting highest levels of LEED and WELL certifications

7 Garden Floors

More than an acre of outdoor spaces mitigate heat island effect and regulate stormwater runoff

4 Walk Score®

Achieved the highest possible Walk Score® of 100

8 Natural Light

Column-free floor plates maximize daylight in tenant spaces

APPROACH TO DECARBONIZATION

SL Green recognizes climate change as an environmental challenge that needs to be addressed. As the largest commercial office owner in New York City, we are committed to reducing greenhouse gas emissions across our portfolio.

Carbon Neutrality



Our track record of voluntary emissions reduction is highlighted by our participation in the New York City Mayor’s Carbon Challenge, where we committed to a 30% reduction in Scope 1 and Scope 2 greenhouse gas emissions across 8 million square feet over a 10-year period. In 2018, we voluntarily set a broader whole building emissions reduction target of 30% by 2025 for our entire owned and operated portfolio. We were also one of the first New York City-based REITs to respond to the CDP annual climate change questionnaire, voluntarily disclosing our approach to climate risk management.

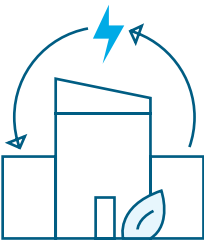
The next step in minimizing our environmental footprint is carbon neutral building operations. We have expanded our commitment in the New York City Mayor’s Carbon Challenge to achieving carbon neutral operations at a participating site and aligned our portfolio with the ULI Net Zero Carbon Operations by 2050 goal.

Although the operating characteristics of Manhattan office properties pose unique challenges to onsite renewables, we are actively evaluating the technical and financial feasibility of carbon neutral operations in our portfolio through the combination of energy efficiency and offsite renewable energy use.

NYC LL97 and NYS Climate Act

The IPCC (Intergovernmental Panel on Climate Change) suggests that greenhouse gas emissions must be reduced to slow rising global temperatures. In response, New York City has set some of the most ambitious emission reduction goals in the world.

- Through the Climate Leadership and Community Protection Act (Climate Act), New York State mandated the adoption of a net-zero carbon economy statewide by 2050. The Climate Act also mandates a 100% carbon-free electricity grid by 2040, with an interim goal of a 70% renewable grid by 2030, supporting our efforts to decarbonize our building portfolio.
- In New York City, Local Law 97 of the Climate Mobilization Act sets carbon caps for large buildings starting in 2024 as part of a broader commitment to reducing greenhouse gas emissions 80% by 2050, with an interim reduction of 40% by 2030.



WE DO NOT EXPECT ANY MATERIAL FINANCIAL IMPACT FROM LOCAL LAW 97 IN THE FIRST COMPLIANCE PERIOD OF 2024 TO 2029.

2020 Emissions

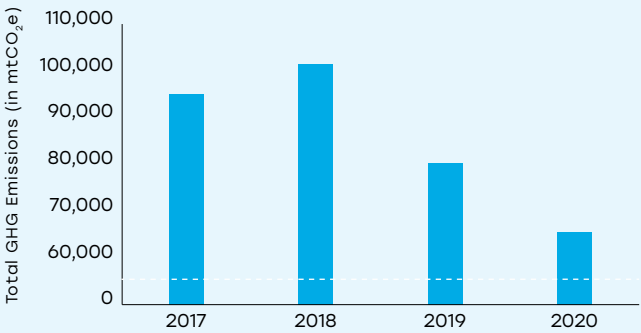
- **Scope 1 (Direct Emissions):** 2,560 tCO₂e
(Includes 362 tons from refrigerants)
- **Scope 2 (Indirect Emissions):** 63,029 tCO₂e
- **Scope 3 (Tenant Emissions):** 28,491 tCO₂e
- **GHG Emissions Intensity (Scope 1+2):**
0.003503 tCO₂e/square foot

NATURAL GAS + OIL; KBTU (SCOPE 1)	
2017	105,953,039
2018	127,877,892
2019	57,958,203
2020	37,043,766

ELECTRICITY; KWH (SCOPE 2)	
2017	163,291,425
2018	161,313,024
2019	134,464,000
2020	121,221,556

STEAM; KBTU (SCOPE 2)	
2017	634,125,254
2018	727,046,074
2019	602,380,978
2020	489,700,852

GHG Emissions (Scope 1+2)



WE ACHIEVED A 30% EMISSIONS INTENSITY REDUCTION IN 2020 AHEAD OF OUR 2025 GOAL.

SL Green actively reduces Scope 1 and Scope 2 greenhouse gas emissions by optimizing building operations, implementing an intensive energy management strategy, and deploying capital investment in state-of-the-art equipment. Since tenants typically account for over 60% of whole building energy and emissions, our reduction strategy extends beyond our direct control into Scope 3. Since we have exceeded our original goal of 30% by 2025, we are now pursuing intensity-driven Science-Based Targets with the SBTi, aligned with the highest level of ambition.

In addition to our proactive efforts to reduce emissions, SL Green buildings experienced a decrease in physical occupancy due to COVID-19. Our buildings remained in operation to serve all tenants and experienced a decline in energy consumption and greenhouse gas emissions. Please refer to our [2021 GRI Content Index](#) for more detailed year-over-year environmental data.

ENERGY MANAGEMENT

Whole-building energy consumption is driven by operational hours, occupancy, weather, tenant IT equipment, and HVAC technology. SL Green optimizes energy use to minimize our environmental footprint without compromising occupant comfort.

Energy Management Strategy

In large commercial office buildings, HVAC equipment is the primary driver of whole building energy use. Extreme weather, prolonged operating hours, and high building occupancy require mechanical equipment to operate for longer periods of time, increasing energy use and greenhouse gas emissions. To mitigate these challenges, our energy management strategy is to flexibly adjust our energy use based on fluctuating demand.

To optimize our day-to-day energy management program, we have incorporated portfolio-wide technologies that set the baseline for efficient building operations. Building Management Systems (BMS) allow our Engineers to control energy use to precisely match tenant demand. Data from occupancy and indoor environmental quality (IEQ) sensors like iES's WellStat are incorporated into our real-time energy platform iES EnergyDesk to ensure that optimal space conditions are maintained. Advanced data analytics allow us to project next-day energy demand to equip our Engineering teams with the knowledge to curtail our electricity consumption during demand response events to ensure grid reliability.

Energy Management Tools

BMS

All SL Green properties are equipped with automated control systems that centralize the direct digital control of building systems and monitor space conditions with single-pane viewing.

Real Time Energy Management – RTEM

We use iES EnergyDesk in 20 million square feet of our operating properties, which allows our Engineers to respond to building conditions in real-time by detecting irregularities, tracking occupancy, and monitoring energy use in 15-minute intervals.

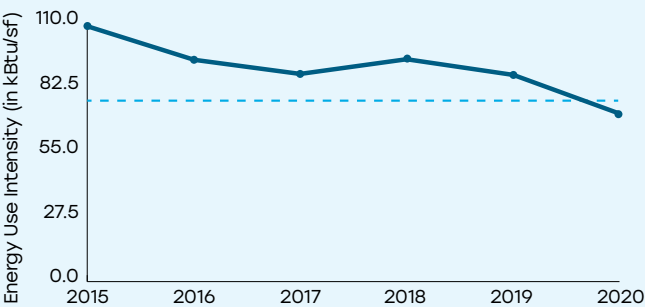
WellStat

The next evolution of our energy management strategy is the deployment of iES WellStat devices, an IEQ sensor, throughout our portfolio. This will allow us to perform real-time monitoring of indoor environmental parameters such as temperature, humidity, light level, carbon dioxide, particulate matter, ozone, formaldehyde, and VOCs.

ENERGY STAR

We leverage ENERGY STAR scores to evaluate the energy performance of our buildings. Different building types can be compared by ENERGY STAR scores because the model accounts for differences due to hours of operation, weather, occupancy, building size, and space use types.

2015-2020 Energy Use Intensity



SL GREEN ACHIEVED A **20% DECREASE** IN ENERGY USE INTENSITY **AHEAD OF** THE **2030 GOAL**.

Energy Efficiency through Capital Improvements

SL Green's long-standing investment in efficiency enables us to defer capital improvements in times of crisis without jeopardizing our industry-leading operating standards. Preventative maintenance and best practices allow our building equipment to achieve maximum efficiency and durability. We also recognize that equipment replacements are an opportunity to deploy new technology and meet evolving needs of all building occupants. We leverage incentive programs to shorten payback periods and incentivize the installation of state-of-the-art building equipment.

Capital improvements increase a property's overall value, reduce operating costs, and modernize our base building systems. For each property in our portfolio, SL Green develops a 5-year and 10-year capital plan based on an assessment of building equipment conditions to anticipate all future capital needs.



Reduction in Peak Energy Use

- Steam turbine controls
- Variable frequency drives (VFDs)
- Electric chiller installation
- Ice storage system

Building Equipment Controls

- Direct digital controls
- Steam turbine controls
- BMS updates

HVAC Improvements

- Induction unit upgrades
- Steam PRV station
- IEQ sensors

Reducing Loads through Equipment Upgrades

- Elevator modernization
- Cooling tower replacement
- Pump and motor replacement

RESOURCE MANAGEMENT: WATER AND WASTE

At SL Green, we implement a variety of water and waste management practices that improve resource sustainability. Efficiency is driven from data, so we are focusing on enhancing information collection processes and benchmarking tools.

Water

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.

Automated Metering

We are aligning our water management strategy with the DEP’s rollout of AMI (Advanced Metering Infrastructure). We are continuing to pilot real-time water consumption monitoring technologies across our portfolio.

Captured Rainwater

One Vanderbilt houses a water reclamation system that collects and stores rainwater for cooling tower use. This reduces demand for groundwater and is projected to save over 1 million gallons of water each year.

Daily Monitoring

Engineers review water logs daily to compare trends and identify consumption irregularities, allowing them to respond to fluctuations in system operations.

Leak Detection

Engineers visually inspect water systems to ensure they are operating under optimal conditions. Our steam traps have automatic sensors that notify Engineers of potential water loss.

Low-flow Fixtures

We retrofit existing toilets, urinals, faucets, and showers with low-flow fixtures. The specifications are aligned with the LEED v4 standard and perform 20% better than code requirements. We save an average of 1 million gallons of water each year by using upgraded fixtures.



Water Tracking

We track water consumption data through ENERGY STAR’s benchmarking tool, Portfolio Manager. This data is disclosed to New York City’s Department of Buildings to fulfill the annual reporting requirements outlined in Local Law 84.



IN 2020, PORTFOLIO-WIDE WATER CONSUMPTION WAS REDUCED BY 32%, OR 400,000 GALLONS.

Waste

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.

Construction Waste Management

All contractors must enforce a Waste Management Plan and provide calculations and documentation of project salvage and recycling for all materials.

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.

Ongoing Education

In collaboration with SEIU Local 32BJ, over 500 of SL Green’s janitorial staff are trained on proper waste collection procedures annually. Presentation materials are translated into a variety of languages to ensure the material is accessible to all employees.

Operational Strategies

We use a color-coordinated recycling system to improve source separation. Our janitorial staff uses double-barrel bins to ensure that waste streams remain separated from pickup in tenant spaces to drop-off at loading docks. Waste storage areas in the loading dock and freight elevator landings are distinguished with signage illustrating the correct hauling procedures.

Tenant Engagement

We offer annual recycling training to over 150,000 individuals who work in buildings across our portfolio. We also coordinate recycling walkthroughs to help tenants identify ways to improve recycling rates.

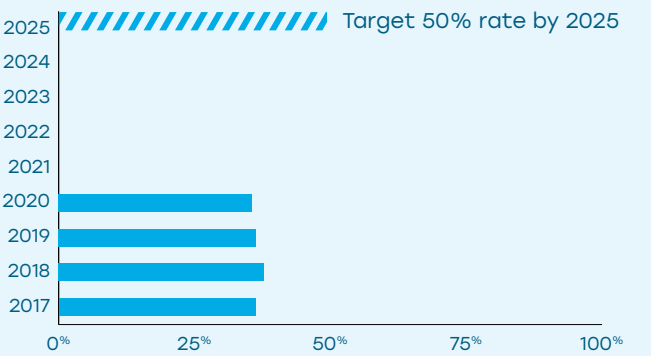
Waste Audits

We partner with SIG to audit our waste stream annually to identify sources of contamination and ways to improve recycling rates. Results are presented both internally and to tenants to create customized corrective action plans.

Recycling Diversion

YEAR	RECYCLED (SHORT TONS)	LANDFILLED (SHORT TONS)	RATE
2017	3,863	6,809	36.2%
2018	4,749	7,830	37.8%
2019	3,814	6,986	35.3%
2020	1,283	2,317	35.6%

Recycling Rate



SL GREEN’S CORPORATE OFFICE COMPOSTING PROGRAM DIVERTS 6,000 POUNDS OF ORGANIC WASTE FROM LANDFILLS ANNUALLY.





TENANTS

Portfolio Tenants

Tenant Engagement

Occupant Health

Tenant Experience

PORTFOLIO TENANTS

SL Green’s portfolio is home to nearly 700 tenants across a variety of business sectors that produce and consume emissions, electricity, water, and waste. Tenant diversification is an important risk-mitigation tool that creates stability. Our role is to support and enable tenants to work in the most efficient space possible.

Financial Services

As the largest percentage of our portfolio, Financial Services companies make up 34% of our tenant base. Financial Services firms have critical, around-the-clock operations due to the interconnected global economy.

TAMI

TAMI tenants (Technology, Advertising, Marketing, Information) make up 22% of our tenant base. With the rise of social media and other digital platforms, our buildings support TAMI tenants working 24/7 to enable the digital world.

Legal

Our Legal tenants, which make up 13% of our portfolio, perform a critical role in all industries. We recognize the importance of assisting our tenants fulfill their business needs at the lowest environmental footprint, including implementing better waste and recycling procedures.

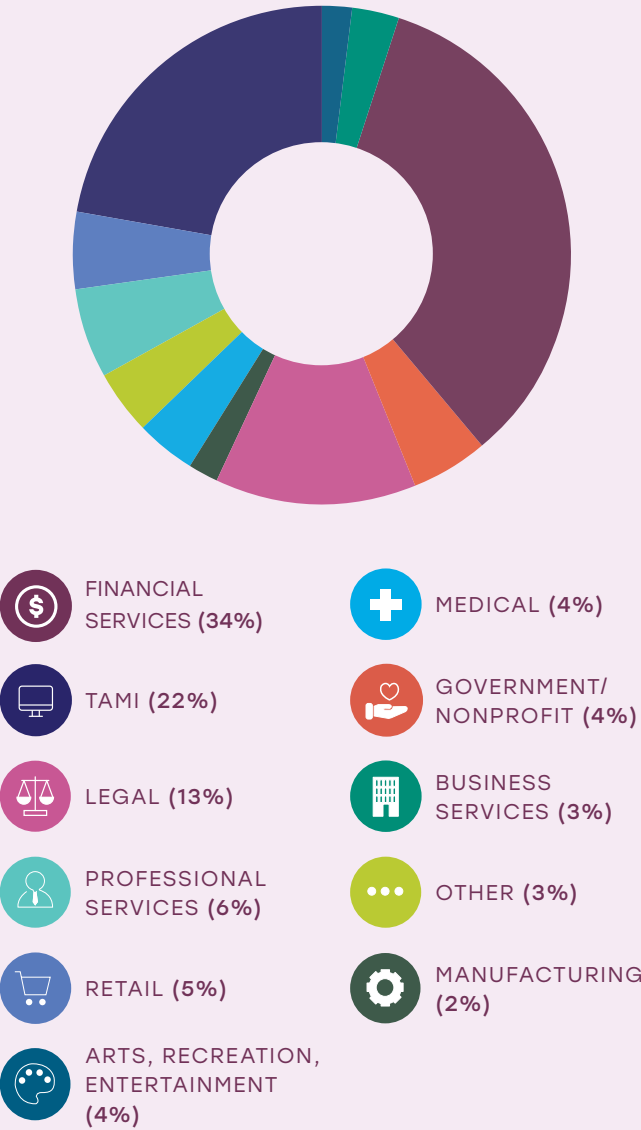
Retail

Retail tenants make up 5% of our portfolio. Their business operations (e.g., food service, fitness facilities) require a resource consumption profile different from office tenants. We work with our retail tenants to provide best practices on water and energy management.



2.2 MILLION
SQUARE FEET
OF TENANT
SPACE IS LEED
ID+C CERTIFIED.

Tenant Breakdown by Industry



TENANT ENGAGEMENT

We recognize the importance of partnering with our tenants to achieve meaningful energy reductions. Tenant engagement and data transparencies encourage sustainable practices throughout our portfolio. Data sharing helps tenants take control of their consumption practices and implement programs and policies to reduce emissions, electricity, water, and waste.

Energy Efficiency with Commercial Tenant Program



SL Green commissioned a portfolio-wide study with the support of NYSEERDA’s Commercial Tenant Program to identify energy conservation measures through expert analysis of interval energy data. Customized reports will be shared with individual tenants outlining targeted efficiency opportunities. This effort will culminate in a roadmap toward achieving substantial energy reductions across both base building and tenant spaces.

Recycling

We partner with our tenants, employees, union stakeholders, and vendors to reduce the amount of waste that is sent to landfills. SL Green’s Sustainability team offers recycling training to over 150,000 individuals who work in buildings across our portfolio. Our annual waste audit provides granular data that we use to engage directly with our tenants to assist in creating policies and best practices to improve diversion rates in the portfolio. We also distribute educational material and sample signage to help support tenant implementation of SL Green’s recycling program.

Green Leases



We are committed to refining lease language to maximize our environmental stewardship in partnership with tenants. Our green lease efforts have been recognized through the achievement of Institute for Market Transformation’s top accolade, the 2020 Green Lease Leaders Award at the Gold level. This award acknowledges our industry-leading commitment to green buildings through corporate policies and lease provisions promoting energy efficiency and sustainability.

Tenant Services

We actively support our tenants with unique offerings that encourage engagement and collaboration:

- 1

Tenant Appreciation Event
- 2

Tenant Donation Drives
- 3

Tenant Training
- 4

Emergency Notification System
- 5

Messenger Centers
- 6

Free E-waste Collection
- 7

Telecommunication Infrastructure
- 8

Free NYSEERDA Commercial Tenant Program Energy Efficiency Audits
- 9

Bicycle Rooms and Access Plans
- 10

Handyman Services

OCCUPANT HEALTH

SL Green recognizes the role we play in supporting the health, safety, and well-being of our tenants, visitors, and employees. Building health has become a valuable recruiting and retention tool for employers, and our portfolio delivers office space that is held to the highest health and safety standards. Our focus on health and wellness is evidenced by our building certifications from the International WELL Building Institute (IWBI™) and Fitwel®.

WELL Health-Safety Rating

In large commercial office buildings, HVAC equipment is the primary driver of whole building energy use. Energy is consumed to run mechanical equipment that supplies conditioned air to building occupants. Extreme weather, prolonged operating hours, and high building occupancy require mechanical equipment to operate for longer periods of time, increasing energy use and greenhouse gas emissions. To mitigate these challenges, our energy management strategy is to flexibly adjust our energy use based on fluctuating demand, without compromising efficiency. The IWBI™ created the WELL Health-Safety Rating, an evidence-based, third-party verified assessment that covers criteria in five core categories:

-  Cleaning & Sanitizing Programs
-  Emergency Preparation Programs
-  Health Service Resources
-  Air & Water Quality Management
-  Stakeholder Engagement & Communication

WELL Portfolio Program

The International WELL Building Standard™ (WELL™) is an evidence-based performance standard developed by IWBI™ that measures, certifies, and monitors the performance of building features that impact occupant health. WELL™ evaluates ten concept categories:

AIR	THERMAL COMFORT
WATER	SOUND
NOURISHMENT	MATERIALS
LIGHT	MIND
MOVEMENT	COMMUNITY

The operations, facility management decisions, and building policies of our portfolio are aligned with WELL™ standards to uphold SL Green’s responsibility of delivering healthy buildings.

23
MILLION
SQUARE
FEET

WELL HEALTH-SAFETY RATING ACHIEVED ACROSS SL GREEN PORTFOLIO.

SL GREEN IS THE ONLY OWNER IN NEW YORK CITY ENROLLED IN THE WELL PORTFOLIO™ PROGRAM WITH 27 BUILDINGS ACROSS 20 MILLION SQUARE FEET.

Fitwel®

The Fitwel Standard provides guidelines for optimizing health and wellness in the built environment. Fitwel addresses seven health impact categories of participating buildings:

- 1 Impacts Surrounding Community Health
- 2 Reduces Morbidity and Absenteeism
- 3 Supports Social Equity for Vulnerable Populations
- 4 Instills Feelings of Well-Being
- 5 Enhances Access to Healthy Foods
- 6 Promotes Occupant Safety
- 7 Increases Physical Activity

The Fitwel Standard was developed by:



Green Cleaning

SL Green conserves resources and limits exposure of building occupants and maintenance personnel to potentially hazardous chemical, biological, and particulate contaminants. Across our LEED-certified properties, 74% of cleaning products 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.

Emergency Preparedness

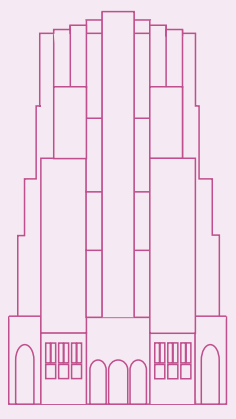
SL Green conducts risk assessments to identify potential impacts of various hazards. As part of our emergency preparedness efforts, quarterly education and trainings are offered to building occupants. Engineers and Property Management teams are required to complete OSHA trainings and tabletops to ensure safety and emergency response best practices.

Connection to the Environment

With nearly 100,000 windows in SL Green’s portfolio, our tenants benefit from daylighting, which reduces electric consumption and offers the health benefit of access to natural light. Approximately 90% of SL Green’s portfolio is within walking distance (no more than a half mile) from a New York City park.

SL Green is Fitwel-certified at six properties totaling 7 million square feet:

- 10 EAST 53RD STREET
- 100 PARK AVENUE
- 11 MADISON AVENUE
- 1350 AVENUE OF THE AMERICAS
- 485 LEXINGTON AVENUE
- 919 THIRD AVENUE



SL GREEN ENSURES THAT OUR PROPERTIES ARE PREPARED WITH AN AIRBORNE INFECTIOUS DISEASE EXPOSURE PREVENTION PLAN, IN LINE WITH THE NEW YORK STATE HERO ACT.

Indoor Air Quality (IAQ)

All Minimum Efficiency Reporting Value (MERV) filters across the SL Green portfolio are rated 15 to enhance indoor air quality, surpassing the New York City requirement of MERV 9 and LEED requirement of MERV 13. To maintain IAQ in alignment with LEED standards, our buildings use low VOC (volatile organic compounds) products including solvents, carpets, adhesives, paints, and coatings. In tenant spaces, 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.

Walkability

SL Green’s properties are situated within proximity to major transportation arteries in New York City. According to tenant LEED surveys, 90% of SL Green’s occupants use sustainable transportation while commuting. SL Green has an average Walk Score® of 99/100. SL Green buildings include 12 bicycle rooms. We have also developed over 25 bicycle plans to ensure we accommodate tenants who cycle as their primary form of transportation.

TENANT EXPERIENCE

SL Green is committed to going above and beyond for our tenants. As employees return to the workplace, safety, cleanliness, comfort, and convenience are among their top priorities. Our goal is to incorporate services and amenities that enhance the tenant experience.

Accessibility

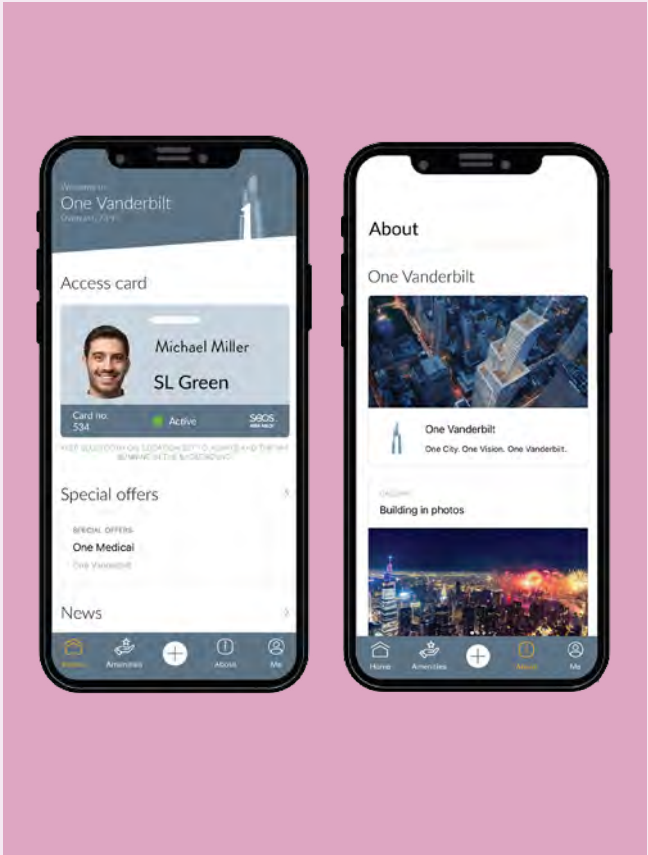
SL Green partnered with Sharry Workplace to develop and launch building mobile applications at 23 properties across our portfolio. Sharry Workplace is an integrated software solution that combines frictionless access control and visitor management into a single, easy-to-use platform. The SL Green mobile applications include features that bring added convenience and comfort to the daily routines of our tenants.

Core Features

- Bluetooth Turnstile Access
- Guest Registration
- Visitor Management
- Maintenance Requests

Enhanced Features (at select properties)

- Automatic Elevator Dispatching
- Conference Room Booking
- Building News and Announcements
- Promotional Offers
- Food & Beverage Services



Amenity Spaces

Park House 100 Park Avenue



Tenants can enjoy access to our 11,000-square-foot amenity center, which features a variety of unique and beautifully designed spaces overlooking Grand Central Terminal. This exclusive tenant facility is designed for productivity, health, recreation, and relaxation. Reservations for bookable spaces can be made using the 100 Park Avenue mobile applications.

- Billiard Table
- Conference Rooms
- Golf Simulator
- Library Lounge
- Pantry Lounge
- Phone Rooms
- Travel Showers
- Wellness Studio



The Vandy Club One Vanderbilt



THE VANDY CLUB

Located on the 3rd floor of One Vanderbilt, The Vandy Club offers tenants exclusive access to a 30,000-square-foot amenity floor that features a state-of-the-art conference center, premier food and beverage options prepared by Chef Daniel Boulud, casual lounge seating, and a 3,000-square-foot outdoor terrace overlooking the iconic façade of Grand Central Terminal.

- Auditorium
- Boardroom
- Café
- Concierge
- Conference Room
- Outdoor Terrace
- Phone Room
- Step-Out Balconies
- Travel Showers



One Madison



Our newest development at One Madison delivers a full complement of amenities that set this building apart from the rest. Quality of life is increasingly important in the workplace. Situated in the center of the city's most vibrant neighborhood, One Madison is the perfect home to contemporary office space and a new way of working.

Unique Spaces

- Event Space
- Expansive Outdoor Terrace
- The Commons

Fitness

- Chelsea Piers

Food and Beverage

- Market/Food Hall
- Restaurant





COMMUNITY

Community Connections

Revitalization of East Midtown

Community Engagement

COMMUNITY CONNECTIONS

One of our most important roles as New York City’s largest commercial office owner is to integrate our buildings with the surrounding community. Our transit-oriented portfolio draws pedestrian volume so we multipurpose our properties with art, amenities, and public space.

Privately Owned Public Spaces (POPS)

SL Green’s portfolio is home to 10 POPS covering nearly 150,000 square feet that add publicly accessible amenities to our community.

#	BUILDING	SF
1	10 East 53rd Street	6,606
2	1350 Avenue of the Americas	5,644
3	1185 Avenue of the Americas	17,429
4	1515 Broadway	12,200
5	245 Park Avenue	29,540
6	280 Park Avenue	17,603
7	555 West 57th Street	22,942
8	810 Seventh Avenue	6,575
9	885 Third Avenue	8,200
10	919 Third Avenue	18,783

Landmarks

We are committed to preserving the historic character of New York City. Our portfolio includes 4 buildings that are designated as Individual Landmarks by the Landmarks Preservation Commission. We are responsible for maintaining the special cultural and historic value of these properties while operating them as state-of-the-art Class A commercial buildings.

- 110 East 42nd Street, 1996
- 125 Park Avenue, 2016
- 220 East 42nd Street, 1989
- 420 Lexington Avenue, 2016



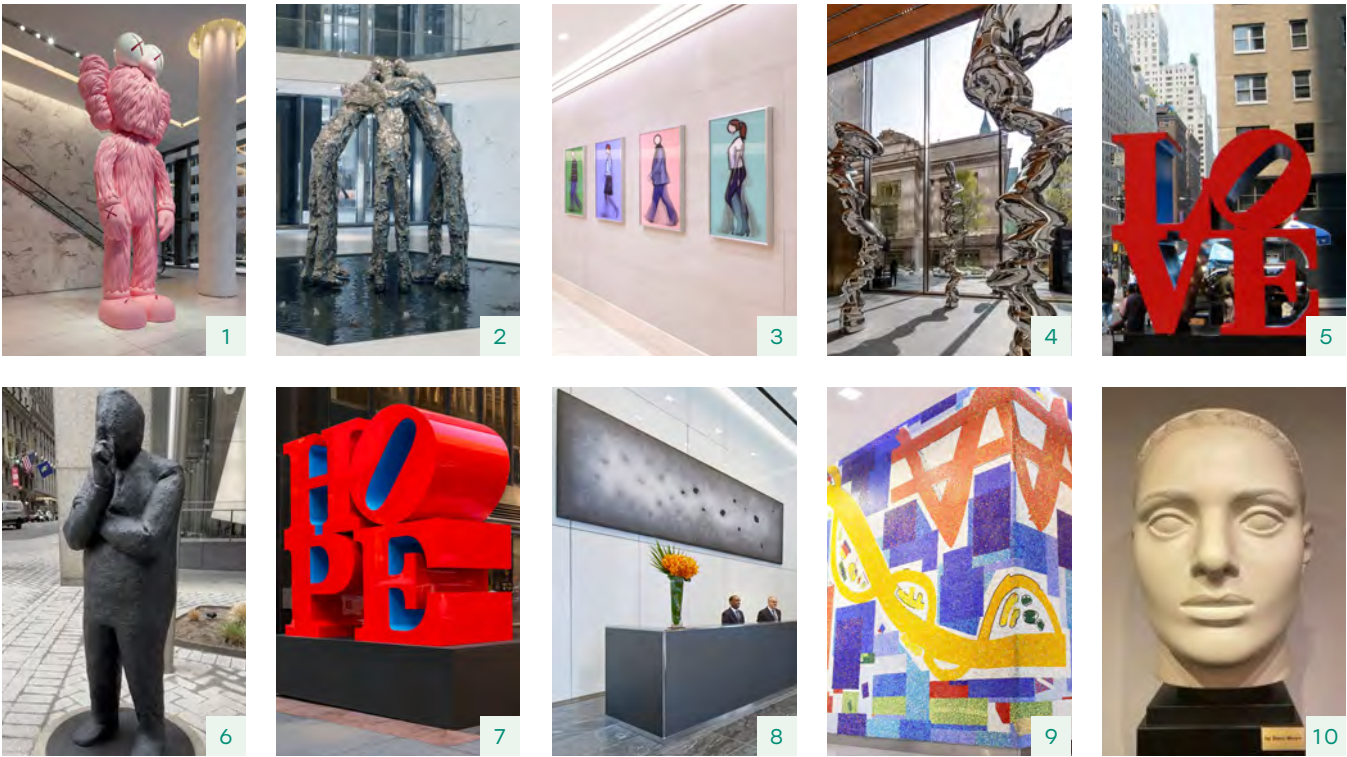
Beautifying Our Community with Art

SL Green’s buildings are situated on main thoroughfares in New York City that attract millions of passersby each day. This offers an opportunity to enhance the ground-level aesthetic with art and enrich our cityscape. We have curated a selection of **64 pieces** from artists around the world that enhance our lobbies and building entrances.



THE WORLD’S LARGEST INDOOR GLOBE, MADE FAMOUS BY THE ORIGINAL SUPERMAN TELEVISION SERIES, OCCUPIES THE CENTER OF NEWS BUILDING’S LOBBY.

SL Green Art Commissions



- 1 280 Park Avenue, Kaws, *BFF*, 2019

2 280 Park Avenue, Tom Friedman, *Huddle*, 2016

3 420 Lexington Avenue, Julian Opie, *Walking Series*, 2010

4 One Vanderbilt Avenue, Tony Cragg, *Untitled*, 2020

5 1350 Avenue of the Americas, Robert Indiana, *Love*, 1967
- 6 Pershing Square Plaza, Jim Rennert, *Listen*, 2018

7 810 Seventh Avenue, Robert Indiana, *Hope*, 2008

8 461 Fifth Avenue, Shirazeh Houshiary, *Between*, 2011

9 711 Third Avenue, Hans Hofmann, *Mosaic Mural*, 1956

10 125 Park Avenue, Diana Moore, *Lexington Head*, 1997

Transit Beautification

SL Green’s portfolio is situated within proximity to public transportation, allowing employees, tenants, and visitors to navigate throughout the City. One Vanderbilt easily integrates with a Transit Hall that connects directly into Grand Central Terminal. It features a unique piece of art called *Continuous Life and Death at the Now of Eternity II*. This centerpiece was created by teamLab, a Japan-based collective of artists, programmers, engineers, CG animators, mathematicians, and architects whose work expresses the relationship between art, science, technology, and the natural world. This is teamLab’s first permanent installation in North America.



REVITALIZATION OF EAST MIDTOWN

One Vanderbilt is the first office building completed as part of New York City's East Midtown Rezoning. It symbolizes the City's resilience and represents the future of Midtown's commercial core as the newest skyline-defining tower in the heart of East Midtown.

East Midtown Rezoning

One Vanderbilt represents a new model for how the private sector and city government can work together to deliver crucial MTA infrastructure benefits. As part of its contribution to the public realm, SL Green committed \$220 million in transit improvements that will alleviate congestion and overcrowding on subway platforms. This pioneering approach helped set the template for future development in East Midtown while creating a more modern city and better quality of life for New Yorkers and visitors alike.

Public Improvements

SL Green invested in public open space and transit infrastructure improvements that will improve circulation in and around the terminal and create new, direct pathways to the regional railroads. The infrastructure improvements include a new 4,000-square-foot public transit hall inside the tower, providing enhanced connections to Metro-North Railroad, the shuttle to Times Square, and the future Long Island Rail Road station as part of the upcoming East Side Access project. Adjacent to the transit hall is a new 14,000-square-foot pedestrian plaza on Vanderbilt Avenue between East 42nd and 43rd Streets. SL Green also built new street-level subway entrances, staircases, elevators, escalators, additional turnstiles, and gates.

Le Pavillon

Chef Daniel Boulud has created a unique fine-dining oasis, housed in a space with natural landscape composed of lush gardens and tall olive trees that sits at the heart of one of the most important culinary capitals in the world. Le Pavillon offers an elevated dining experience at an accessible price point. Chef Boulud's world-class cuisine draws locals and visitors alike to experience the revitalized East Midtown. The seafood and vegetable focused menu provides a continuation of the extraordinary sensation invoked by the amenities at One Vanderbilt.



SUMMIT One Vanderbilt

SUMMIT One Vanderbilt is a 65,000-square-foot, four-level entertainment space that has taken years to conceive, design and develop, bringing together a team of leading experts in design and architecture. It was conceived as an installation that compels guests to question their perception of the built environment, the natural world around them, and their sensorial reality. Ideally located in the heart of Midtown, SUMMIT One Vanderbilt boasts thrill experiences, elevated food and beverages, and an outdoor terrace with the highest urban alpine meadow in the Western hemisphere.



COMMUNITY ENGAGEMENT

SL Green supports a variety of causes that positively affect the lives of New Yorkers in multifaceted ways. During these unprecedented circumstances, we found creative new ways to address the physical, mental, and emotional needs of our community. This year we contributed over \$6 million across more than 70 organizations to reach those most in need.



1



2

1 City Harvest

Throughout the month of June 2021, over 500 pounds of food were collected during donation drives held in our lobbies. This food was donated to City Harvest to aid in their community food programs.

2 Little Essentials

Little Essentials offers at-risk families living in poverty children's supplies and parenting education to promote the health, well-being, and safety of their children. We hosted an office donation drive to collect diapers, wipes, blankets, and books for these families.

3 Love For Our Elders

SL Green employees created handmade encouraging letters for homebound elderly who have been impacted by COVID-19. These letters brought joy, hope, and kindness to those who were otherwise isolated.

4 Food1st

We have continued our campaign to address food insecurity in our local community by providing meals to New Yorkers in need. Since the start of our program in April 2020, we delivered over 700,000 meals.



3



4

Community

- All Stars Project, Inc.
- Breaking Ground Housing Development Fund Corporation
- CGCC Foundation Inc.
- Citizens Budget Commission, Inc.
- Dobbs Ferry Community
- FDNY Foundation
- Flatiron 23rd Street Partnership
- Friends of the High Line
- Girl Scouts Heart of the Hudson
- Grand Central Partnership
- Legal Information for Families Today
- Lincoln Center for the Performing Arts, Inc.
- Little Essentials
- Little Wanderers NYC
- Lower Manhattan Cultural Council, Inc.
- Madison Square Park Conservancy
- Met Council
- New York City Police Foundation, Inc.
- New York Observer
- New York Restoration Project
- Nontraditional Employment for Women
- NYC Helmets to Hardhats, Inc.
- NYC Partnerships for Parks
- NYC Sanitation
- PenFed Foundation's Military Heroes Fund
- Publicolor Inc.
- REBNY Foundation, Inc.
- Rebuilding Together NYC
- Regional Plan Association Inc.
- Riverside Park Conservancy, Inc.
- Scarsdale Police Benevolent Association
- Spark Youth NYC, Inc
- Squash Engine, Inc.
- Stamford Museum & Nature Center
- Tompkins Square Park
- Veterinarians International
- Wounded Warrior Project Inc.
- YM/WREA
- Young Adult Institute, Inc.
- Youth INC

Education

- Building Skills NY
- Creative Arts Workshop for Kids, Inc.
- Dress For Success Worldwide
- Education Through Music
- Garden City Nursery School
- I.U.O.E. Local 94 94A Scholarship Fund
- Louis August Jonas Foundation, Inc
- Manhattan College
- Mercy College
- New York University
- Pace University
- St. Ephrem Catholic Academy



Health

- AHRC New York City Foundation, Inc
- First Candle
- Gilda's Club Westchester, Inc
- Hackensack University Medical Center Foundation
- Hearst Project Lyme
- National Jewish Health
- National Multiple Sclerosis Society
- Northside Center for Child Development Inc.
- Partnership to End Addiction
- VNSNY



Poverty / Hunger

- City Harvest
- City Meals on Wheels
- Food Bank
- Food Education Fund, Inc.
- Metropolitan NY Coordinating Council on Jewish Poverty
- St. Francis Food Pantries and Shelters
- The Bowery Mission





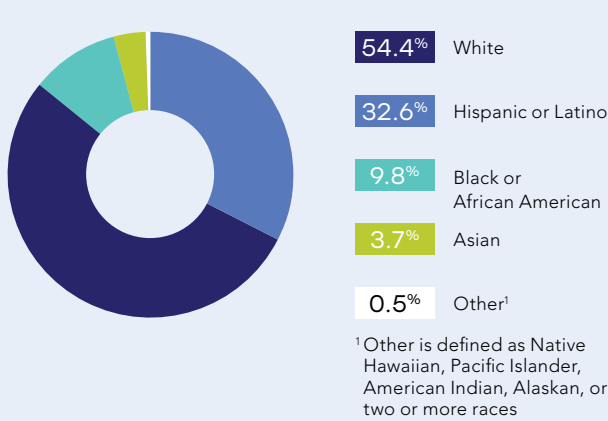
EMPLOYEES

- Workforce Demographics
- Human Capital Development
- Life at SL Green

WORKFORCE DEMOGRAPHICS

SL Green is focused on fostering a healthy work culture through talent attraction, professional development, and diversity and inclusion practices. Our success is a direct result of our best-in-class team and their dedication to excellence. SL Green is committed to workplace diversity in all its forms, with an employee population that reflects a microcosm of the City itself. Our workforce represents this diversity across race, gender, and thought.

Employee Diversity: 2020 Breakdown



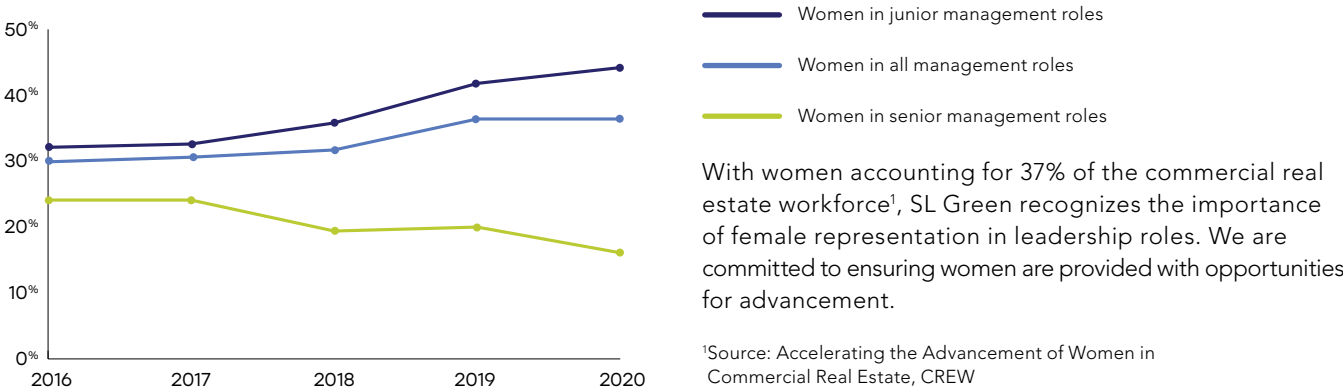
ALL EMPLOYEES	ALL	GENDER		AGE		
		MALE	FEMALE	<30	30-50	>50
# OF TOTAL PERSONNEL	803	523	280	89	321	393
PERMANENT	801	521	280	88	321	392
TEMPORARY	2	2	0	1	0	1
FULL-TIME	801	521	280	88	320	393
PART-TIME	2	2	0	1	1	0
RACIAL MINORITIES BY % OF TOTAL PERSONNEL	48%	30%	18%	2%	19%	26%

As of December 31, 2020



SL GREEN IS PROUD TO BE AN **EQUAL OPPORTUNITY EMPLOYER.** OUR COMMITMENT TO DIVERSITY AND INCLUSION IS REFLECTED IN WHO WE ARE, WHAT WE DO, AND THE EXPERIENCES WE DELIVER.

Employee Diversity: Female Representation in Leadership Roles



SL GREEN PARTNERS WITH **LUMINARY**, A WOMEN'S LEADERSHIP DEVELOPMENT ORGANIZATION, TO **IDENTIFY AND CULTIVATE HIGH-POTENTIAL FEMALE EMPLOYEES.**



HUMAN CAPITAL DEVELOPMENT

We have assembled a talented and diverse team of professionals who exemplify the spirit of our organization. We are committed to the health and well-being of our employees with an extensive benefits program. We seek feedback from our employees and monitor workplace trends to attract and retain the best talent in New York City.

Employee Engagement Surveys

SL Green conducts annual employee engagement surveys to gauge overall employee satisfaction with a focus on management communication, opportunities for growth, and company image. Following our 2021 employee survey, we are pleased to report the following:

- 97% of employees are proud to work for SL Green
- 97% of employees believe their work has a direct impact on SL Green’s business goals
- 94% of employees believe SL Green operates in a socially responsible manner
- 92% of employees believe that information received from their direct supervisor is easily understood and straightforward

Education & Training

- Anti-Harassment
- Cybersecurity
- Operations Cross-Training
- Property Assistant Training
- OSHA (Occupational Safety & Health Administration)
- CPR
- Recycling & Waste Training
- Security Tabletop Exercises

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.

Performance Management

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

Volunteerism

At SL Green, we are only as strong as the communities in which we operate. Community engagement strengthens local resilience 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.

Paid Volunteer Day—We empower our employees to volunteer their time at organizations that align with their personal values.



IN 2021, SL GREEN RELOCATED ITS CORPORATE HEADQUARTERS TO ONE VANDERBILT. THE STATE-OF-THE-ART SPACE COVERS 50,000 SQUARE FEET ACROSS TWO FLOORS AND HOUSES 70% OF THE CORPORATE WORKFORCE.

Employee Benefits

Health & Wellness

- Medical, Dental, and Vision Coverage
- Health Savings Account
- Flexible Spending Account
- Disability Insurance
- Flu Shot Clinic
- Wellness Month
- Equinox and NYSC Membership Subsidies
- Biometric Screenings

Mental Health

- Spring Health
- Happify
- iPrevail

Financial Resources

- 401(k) and Employer Match
- Employee Stock Purchase Plan (ESPP)
- 529 College Savings Plan
- Pet Insurance
- Commuter Benefits
- Mobile Phone Reimbursement

Education

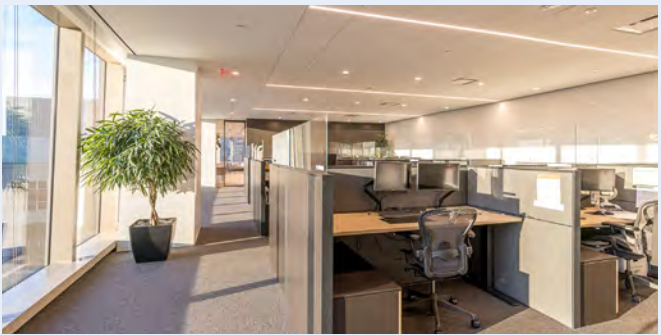
- Tuition Reimbursement
- Certification Program
 - New York University
 - Columbia University

Parental Benefits

- Paid Parental Leave
- Advanced Fertility Coverage
- Prenatal Education
- Lactation Consultation
- Lactation Room at One Vanderbilt

Other Benefits

- Employee Assistance Program
- Employee Referral Bonus
- Summer Fridays (early close)
- Paid Holidays
- Retail Promotions and Discounts



LIFE AT SL GREEN

SL Green's employees exemplify excellence day in and day out, and it is our priority to maintain a workplace environment that supports collaboration and a shared sense of purpose.



A photograph of a modern building's interior, featuring a wide, light-colored wooden staircase with a glass railing. The railing is supported by a series of vertical wooden poles that also serve as a decorative element. The background shows a large glass wall reflecting the city at night.

RISK MANAGEMENT

Climate Risk and Resilience (TCFD)

Cybersecurity

Business Continuity

Supply Chain

CLIMATE RISK AND RESILIENCE (TCFD)

The TCFD (Task Force on Climate-related Financial Disclosures) recommendations provide a framework for organizations to evaluate and report climate-related risks, opportunities, and governance and management practices. In support of the global transition to a low-carbon economy, we became a signatory to TCFD in 2021. To supplement the material topics covered in our CDP response, we released our climate risk disclosures in our first formal TCFD report.

Climate Governance

SL Green’s assessment of climate-related issues includes physical risks, transition risks, and associated opportunities. Our sustained focus on ESG issues has led to effective risk-management practices that influence strategic decisions at the highest levels.

SL Green’s Climate-related Governance Mechanisms

- 1 Guide ESG strategy
- 2 Review major plans of action and business plans
- 3 Oversee risk management policies and procedures
- 4 Analyze annual budgets
- 5 Establish performance objectives
- 6 Monitor implementation and performance of objectives
- 7 Manage major capital expenditures, acquisitions, and divestitures
- 8 Track progress against goals and targets

Management

SL Green takes a proactive approach to climate-related risk management at all levels throughout the organization. ESG considerations are embedded into our governance structure and management responsibilities, driving our climate-related risk assessment processes and enabling comprehensive risk mitigation responses to be implemented in all relevant business segments across short (0–1 year), medium (1–15 years), and long-term (15–40 years) time horizons. Our risk management flow chart delineates key climate-related procedures and updates, including the use of climate scenario analyses.



Strategy

With our roots in New York City, we are at the center of one of the world’s most ambitious climate legislative environments. Through the Climate Leadership and Community Protection Act, New York State mandated the adoption of a net-zero carbon economy statewide by 2050, with a zero-carbon electricity grid by 2040. In New York City, Local Law 97 (LL97) under the Climate Mobilization Act sets carbon caps for large buildings starting in 2024 as part of a broader commitment to reducing greenhouse gas emissions by 40% by 2030, and by 80% by 2050.

We quantitatively assessed transition risks from carbon pricing under Intergovernmental Panel on Climate Change (IPCC) Representative Concentration Pathway (RCP) 2.6, a 1.5°C-aligned global emission scenario. The potential impacts of carbon pricing under LL97 were evaluated for a 33-property sample segment of SL Green’s portfolio comprising over 25.5 million square feet including

properties where we do not have operational control. Our model assumes that our portfolio emissions intensity (tCO₂/square foot) decreases in accordance with science-based targets.

We also quantitatively assessed our portfolio’s exposure to chronic and acute climate-related hazards detailed in the IPCC RCP 8.5. This is considered a worst-case climate scenario in which emissions continue unabated into the long term. We applied this high global emissions scenario to evaluate the extremes of physical climate risks that our portfolio could experience under a worst-case scenario. The assessment considered key indicators for each type of physical hazard, and projected the changes to these metrics over the medium- and long-term time horizons. As the largest office landlord in Manhattan, these policy elements represent the most material sources of transition risks relevant to our business.

TCFD TRANSITION RISK

An overview of the most relevant climate-related risks selected for evaluation in our scenario analysis process are detailed in the tables below. Effective assessment, management, and mitigation of these risks further serves as opportunities for SL Green to maximize the value of our portfolio for our stakeholders, including our building tenants and investors.

TRANSITION RISKS (IPCC RCP 2.6)	PHYSICAL RISKS (IPCC RCP 8.5)
<p>Policy & Legal</p> <ul style="list-style-type: none">■ Federal, state and city-level legislation to limit built environment emissions (e.g., Local Law 97)■ Mandatory carbon pricing costs■ Enhanced reporting obligations■ Embodied carbon restrictions <p>Technology</p> <ul style="list-style-type: none">■ Required investment in new technology to reduce GHG emissions of buildings■ Natural gas lock-in■ Technology disruption including building automation and renewable technologies <p>Market</p> <ul style="list-style-type: none">■ Increased cost of raw materials and utilities (natural gas, electricity, water, etc.)■ Tenants moving to avoid utility costs or environmental regulations■ Increased tenant preferences for green, efficient buildings (e.g., demand-side emissions targets)■ Increased expenses of construction materials <p>Reputation</p> <ul style="list-style-type: none">■ Negative investor perception of high-emissions sectors■ Stakeholder perceived inadequacy of corporate climate action and response affecting our competitiveness	<p>CHRONIC</p> <p>Increasing Average Temperature</p> <ul style="list-style-type: none">■ Increased energy demand associated with cooling requirements and increased water demands■ Increased tenant demand for thermal combat measures <p>Sea Level Rise</p> <ul style="list-style-type: none">■ Properties at risk of inundation and/or devaluation due to proximity to projected water levels■ Required investment in flood-resistant infrastructure <p>ACUTE</p> <p>Extreme Heat</p> <ul style="list-style-type: none">■ Excessive heat build-up in buildings may call for additional design measures for thermal efficiency or upgrades to cooling systems■ Extreme heat is linked to droughts and increased water demand and can cause disruptions to building infrastructure and decrease efficiency <p>Hurricanes / Tropical Storms</p> <ul style="list-style-type: none">■ Potential property damage and/or power outages <p>Extreme Precipitation</p> <ul style="list-style-type: none">■ Surface water flooding and sewage flooding

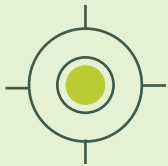
Metrics and Targets

Each year, we release a summary of our environmental performance through several key data channels—our GRI Content Index and Environmental Performance Summary, NYC Local Law 84 filings, and CDP and GRESB submissions—all of which are publicly accessible. Ensuring data quality and consistency requires continuous support and coordination from many partners. Data points are collected on an ongoing basis from local utilities, submeter consultants, tenants, and waste haulers. To ensure that we provide the best available data, our environmental disclosures are externally verified and assured.

Since we have exceeded our original emissions reduction goal, we are currently in the process of exploring an intensity based Science-Based Target with the SBTi, aligned with the highest level of ambition. As we move forward, SL Green is committed to remaining industry leaders in sustainability and climate risk management, and we are proud to use our expertise and ambition to help New York achieve the transition to a climate-resilient, low-carbon economy.



OUR GOAL IS A **REDUCTION** IN WHOLE-BUILDING ENERGY CONSUMPTION OF **20% BY 2030.**



OUR EMISSIONS TARGET **LOWERS** PORTFOLIO-WIDE GREENHOUSE GAS EMISSIONS INTENSITY **30% BY 2025.**



CYBERSECURITY

Included in our approach to risk management is a focus on cybersecurity. As we transmit sensitive data across networks, we are dedicated to protecting our information and systems. Our policies ensure our employees, processes, systems, and external partners are aligned with cybersecurity best practices.

Our Board 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. We conduct mandatory quarterly training for employees, constantly scan our systems for vulnerabilities and ensure that any identified risks are immediately addressed. We also periodically employ external agencies to test the efficacy of our security protocols, maintain cyber liability insurance coverage, and leverage the cloud to employ sophisticated cybersecurity measures.

Business Continuity Plan

We undergo offsite disaster recovery testing of Day 1 and partial Day 2 critical systems annually and implement incident response procedures. Additionally, 100% of our employees are equipped with mobile computing and remote work capability that enable end-to-end continuity of business operations.

Cloud Computing

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

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.

External Certification / Assurance

The NIST Cybersecurity Framework provides a policy framework of computer security guidance for how organizations can detect, prevent, and respond to cyber attacks. SL Green’s entire IT infrastructure underwent a NIST assessment, and no high-risk gaps were identified. Information security management systems are also audited by external auditors annually.

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.

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. We also simulate hacker attacks to ensure the security of SL Green’s IT infrastructure.

Vulnerability Management

We constantly scan our systems for vulnerabilities and address identified risks. During scheduled maintenance windows, we update or upgrade our systems to ensure they are not susceptible to exploitation.

BUSINESS CONTINUITY

Resiliency is a cornerstone of our business ethos. From the procedures outlined in our Emergency Response Guide to the prudent risk management of our finances, consideration of business continuity is essential in our management strategy. Our strength in organizational resilience is illustrated across 10 focus areas.

FOCUS AREAS	TOOLS	
1. Business Continuity & Disaster Recovery	<ul style="list-style-type: none">Cloud Disaster RecoveryCrisis Communication	<ul style="list-style-type: none">Emergency Action PlanEmergency Operations Center
2. Cost Optimization	<ul style="list-style-type: none">Long-Term Cost Savings PlanProactive Capital Planning	<ul style="list-style-type: none">Scalability in Variable Costs
3. Human Capital Development	<ul style="list-style-type: none">Active Recruitment PipelineEmployee Cross-Training	<ul style="list-style-type: none">Employee Enrichment & Retention ToolsSuccession Planning
4. Leadership & Strategy	<ul style="list-style-type: none">Board-Level Risk Management ExpertiseExperienced Executive Management Team	<ul style="list-style-type: none">Opportunistic Investment StrategyPrudent Financial Management
5. Policies & Governance	<ul style="list-style-type: none">Board of Director Governance Principles CharterCode of Ethics	<ul style="list-style-type: none">Corporate Sustainability PoliciesEnvironmental Management System
6. Resource Management	<ul style="list-style-type: none">Activating Spaces for Multifunctional PurposesBudget Reforecasting	<ul style="list-style-type: none">Building Staff RotationEnergy Use Reduction
7. Security & Life Safety	<ul style="list-style-type: none">Access ControlHazardous Weather Planning	<ul style="list-style-type: none">Intelligence GatheringSecurity Equipment/TechnologySecurity Tabletop Exercises
8. Stakeholder Engagement	<ul style="list-style-type: none">Employee Town HallsInvestor Relations	<ul style="list-style-type: none">Tenant OutreachVendor Collaboration
9. Supply Chain	<ul style="list-style-type: none">Health and Safety StandardsThird-Party ESG Risk Assessment	<ul style="list-style-type: none">Vendor Code of Conduct
10. Technology & Innovation	<ul style="list-style-type: none">Cybersecurity TrainingData Protection & Privacy	<ul style="list-style-type: none">Mobile Productivity ToolsReal-Time Access to Site Conditions

SUPPLY CHAIN

SL Green’s operations are supported by an extensive supply chain that sources materials, goods, and services for our business and tenants. These vendors must demonstrate a commitment to responsible business practices and implement due diligence for suppliers, contractors, and vendors within their own supply chain.

Our reputation for responsibility is built on dealing fairly with tenants, contractors, partners, employees, and other third parties. An important part of adhering to this commitment is selecting and working with suppliers that maintain transparency and comply with all applicable standards and regulations regarding ethical, environmental, and social issues.

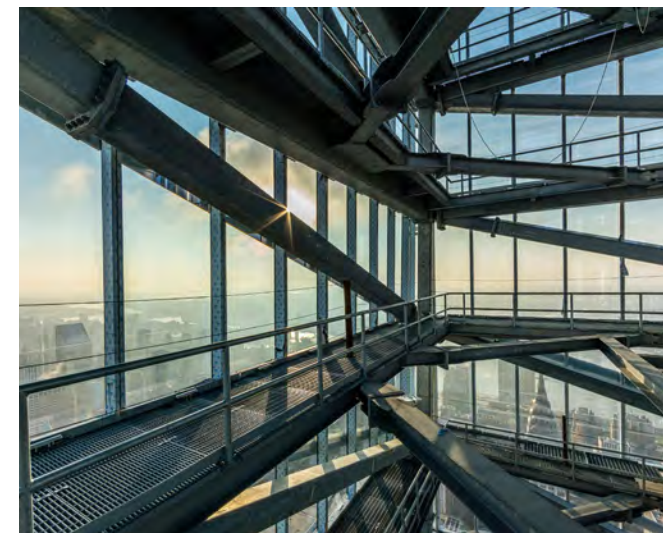
SL Green aims to minimize and reduce negative environmental impacts through our sustainable procurement practices. Our green procurement policy is guided by external standards, including Forest Stewardship Council (FSC), ENERGY STAR, Green Seal, and the CRI Green Label. Our vendors are encouraged to actively reduce their environmental impact and should have their own sustainable procurement policy in place.

SL Green is committed to reducing social risks throughout the supply chain, including poor working conditions, the use of child or forced labor, and the absence of a living, fair, and minimum wage. We expect vendors and third-party contractors to maintain and enforce high standards on human rights and labor practices surrounding environmental health and safety and business ethics and responsibility. All contracts stipulate that 100% of new and existing suppliers must be compliant with all local, state, and federal laws, including the New York City Human Rights Law.

Supply chain transparency is a requirement of all vendors, and our contracts require vendors to maintain regulatory compliance. We enforce our standards through ongoing engagement and monitoring. In instances of non-compliance, we formulate corrective action plans and suppliers are reevaluated for continued use in the portfolio.



SL GREEN’S VENDOR CODE OF CONDUCT OUTLINES REQUIREMENTS FOR OPERATING LAWFULLY, ETHICALLY AND WITH INTEGRITY. IT IS **ALIGNED WITH BEST PRACTICES PRESCRIBED IN THE UN GUIDING PRINCIPLES ON BUSINESS AND HUMAN RIGHTS, THE OECD DUE DILIGENCE GUIDANCE FOR RESPONSIBLE BUSINESS CONDUCT, AND THE NEW YORK CITY HUMAN RIGHTS LAW.**



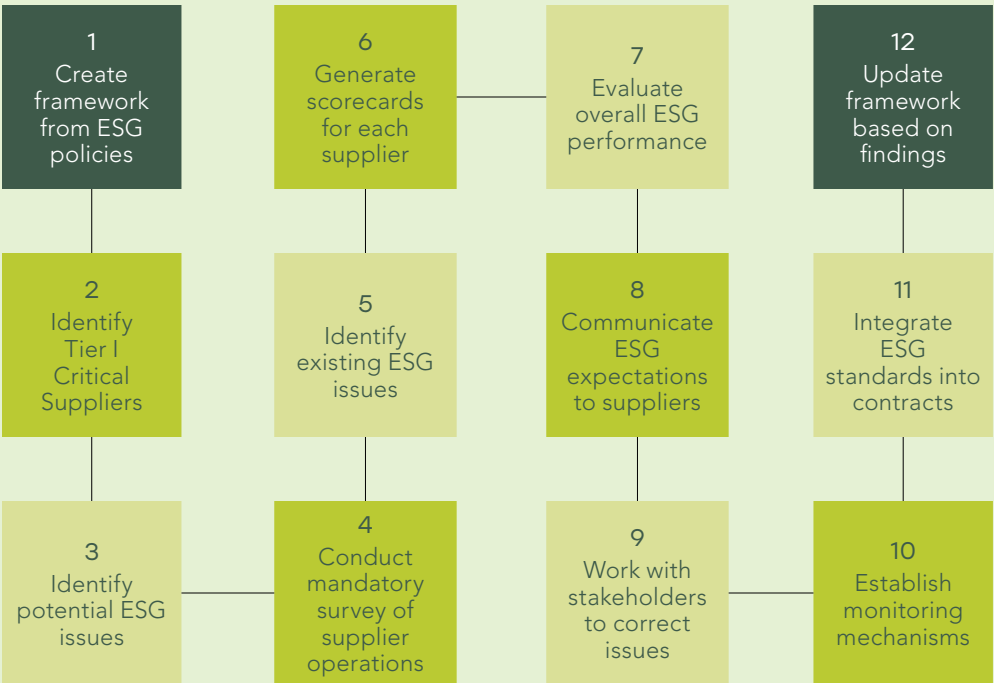
Supply Chain Risk Management

The key to effective supply chain management is establishing processes for risk identification and due diligence. SL Green established a comprehensive strategy that allows us to meet ESG commitments by proactively identifying potential risks across our own operations, and those of our suppliers. This process begins with mandatory, annual assessments of our Tier 1 Critical Suppliers administered by an independent third party, Ecovadis. We identify our “critical suppliers” as those who account for the top 60% of our annual spend and where SL Green depends on these service to conduct business.

Based on company segment, location, and size, customized scorecards are generated for each supplier. These scorecards evaluate overall ESG performance, which falls under four categories—Environment, Labor & Human Rights, Ethics, and Sustainable Procurement. Each supplier’s assessment is scored, and suppliers that score between 0–24 on a 100-point scale are considered “high risk.” SL Green leverages these scores to evaluate suppliers’ ESG performance and communicate ESG expectations to suppliers. In certain instances, SL Green creates corrective action plans to address identified issues and establish monitoring mechanisms.



Supply Chain and Due Diligence Process



SUPPLY CHAIN SCORECARDS EVALUATE ESG PERFORMANCE ON A **100-POINT SCALE** UNDER FOUR CATEGORIES—ENVIRONMENT, LABOR & HUMAN RIGHTS, ETHICS, AND SUSTAINABLE PROCUREMENT.



GOVERNANCE

- Corporate Governance
- Corporate Sustainability Policies
- Stakeholder Engagement
- Materiality Matrix

CORPORATE GOVERNANCE

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 priority, 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.

2021 Proxy Highlights

Since the 2020 annual meeting, we have reached out to over 65% of stockholders. The feedback from these engagement efforts are reflected in the Corporate Governance highlights implemented by our Board:

Compensation Updates

Significant changes have been implemented to annual and long-term incentive design to strengthen the link between executive pay and company performance in response to stockholder feedback received in prior years.

Declassified Board

Effective May 2020, all directors will be elected for one-year terms.

Proxy Access

Long-term stockholders can nominate and include in our proxy materials director candidates constituting up to the greater of two individuals or 20% of the Board, if the nominee(s) satisfy the requirements specified in our bylaws.

Board Refreshment

The Board engages in ongoing director succession planning, including a focus on refreshing the membership and leadership of the Board and its Committees and enhancing the level of diversity.

Stockholder Amendment to Bylaws

Permit amendment of bylaws by a majority vote.

Oversight

Direct Board and Executive oversight of ESG program.

Stakeholder Engagement

We engage tenants, community members, and employees to identify material ESG topics.

- 100% of Board Members currently serve, or have served, as CEO or in senior leadership positions
- 67% of Board Members currently serve, or have served, on Boards of other publicly traded companies
- 33% of Independent Board Members are women, reflective of the Board’s commitment to diversity
- For our commitment to board diversity, we were recognized as a 2020 Women on Boards Winning “W” Company



Board Oversight of Strategy

One of the most important functions of the Board relates to its role in formulating and overseeing the execution of our business strategy. The Board actively participates with management in the formulation and refinement of our business strategy to help ensure that our strategic goals are thoughtfully constructed and well-articulated. To facilitate this process, the Board has historically met with our management and external advisors in full day or multi-day sessions focused on long-term strategic planning.

Additionally, on a more frequent basis, the Board receives updates from management regarding internal progress toward strategic goals, changes in market conditions, and external strategic opportunities and challenges. The Board uses this information to assist management in refining its business strategy and reacting to particular opportunities and challenges that arise. In addition to financial and operational performance, nonfinancial measures, including sustainability, social, and governance goals, are discussed by the Board. The Board believes that through these efforts, it is able to focus on our performance over the short, intermediate, and long term to secure the continuing health and success of the business for our stockholders.

Environmental, Social, Governance

SL Green’s Board has direct oversight of our ESG program, which has executive-level participation, along with a dedicated team responsible for the program’s implementation. We have integrated our ESG platform throughout all of SL Green’s business lines. This sustained focus on ESG issues has led to effective risk-management practices that influence strategic decisions at the highest levels. Every single building is reviewed under both a financial and environmental lens to ensure that building systems and operations are aligned with our ESG goals.

Our investments over the last 20 years, focused on increasing energy efficiency and reducing greenhouse gas emissions, have resulted in minimizing the impact of recent climate legislation on our portfolio. In alignment with our focus on increasing the resiliency of our properties, we have implemented comprehensive response procedures to manage the risks associated with climate-related weather events. We believe our prudent approach to risk management and our long-term planning process fortify the stability of our business and underscore our commitment to a sustainable future.



CORPORATE SUSTAINABILITY POLICIES

SL Green abides by 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 our full list of policies.

This can be accessed from our website at sustainability.slgreen.com.

Environmental Protection

SL Green is committed to protecting the environment surrounding each of our properties and the local communities where we operate. This includes minimizing our impact by reducing waste and emissions, water consumption, natural resources and raw materials, and promoting environmental responsibility in collaboration with our tenants, employees, and contractors. These policies apply to all SL Green employees, partners, suppliers, and throughout our operations.

- 1

Emissions Reduction
- 2

Waste Reduction
- 3

Regular Reporting on Environmental Issues
- 4

Consulting with Stakeholders on Environmental Issues
- 5

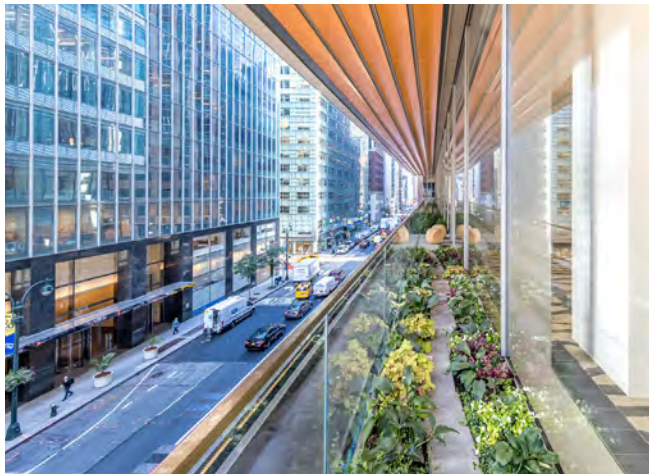
Green Building Policy
- 6

Climate Change
- 7

Water Efficiency
- 8

Energy Efficiency Policy
- 9

Renewable Energy Policy



Supply Chain Management

SL Green depends on a diverse pool of vendors to provide products and services that are critical to the growth and success of our enterprise. We recognize that a significant portion of the impacts of our business could occur in our supply chain, and we are committed to partnering with our vendors to manage and control material risks in this area. Guided by the policies outlined below, we work with our vendors on a variety of issues within the supply chain including, but not limited to, responsibly sourcing building materials, office products, and equipment, systematically engaging with contractors at work sites, and reporting on environmental performance.

- 1

Commitment to Engage with Suppliers on Environmental Practice
- 2

Partnership Termination
- 3

Company-wide Managerial Responsibility
- 4

Compliance with Environmental Standards Included in Legally Binding Agreements with Suppliers
- 5

Monitoring of Suppliers' Environmental Performance
- 6

Engagement with Suppliers to Address Non-Compliance or Improve Environmental Performance
- 7

Targets & Deadlines for the Environmental Improvement of Suppliers

Human Rights and Labor Management

SL Green is committed to protecting human rights in accordance with the New York City Human Rights Laws and international standards such as the UN Guiding Principles on Business and Human Rights in the interest of its employees, vendors, and society as a whole. These commitments apply to all SL Green employees, partners, and suppliers throughout our operations. This includes, but is not limited to, opposition to child and forced labor in any form, fair compensation, and compliance with federal, state, and local regulations designed to protect human rights.

- 1

Child Labor & Forced Labor
- 2

Freedom of Association
- 3

Fair Wages & Equal Remuneration
- 4

Anti-Discrimination Policy
- 5

Diversity Policy
- 6

Employee Health & Safety
- 7

Customer Health & Safety
- 8

Employee Engagement & Feedback
- 9

Equal Opportunity Policy
- 10

Business Ethics Policy
- 11

Anti-Bribery & Corruption Policy
- 12

Data Privacy & Security Policy



Community Involvement

SL Green is committed to contributing to and enhancing the local communities where we live, work, and operate. SL Green supports local communities by investing in initiatives and events and encouraging employees to volunteer with various organizations and causes throughout the year according to the policies listed below.

- 1

Community Spend
- 2

Community Involvement Policy—Reputation Management
- 3

Employees Community Work—Fostering Employee Volunteering
- 4

Corporate Responsibility Awards—Awards for Community Performance
- 5

Community Involvement Programs
- 6

Policy Commitment to Consult with Local Communities
- 7

Executive Responsibility for Community Relations
- 8

Operations-specific Responsibility for Community Relations

Corporate Governance

The Board of Directors sets high standards for our 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 our 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 apply to both the Board of Directors and company management.

- 1

Board Independence Policy
- 2

Board Diversity Policy
- 3

Board Experience
- 4

Equal Voting Rights
- 5

Proxy Access Provision
- 6

Shareholder Engagement
- 7

Performance Oriented Compensation
- 8

"Say on Pay" Provision
- 9

Clawback Provision
- 10

ESG-Related Executive Compensation
- 11

Whistleblower Programs

STAKEHOLDER ENGAGEMENT

SL Green identifies stakeholders as those groups who are affected by our business, and the following table outlines material topics they raise.

STAKEHOLDER GROUP	ENGAGEMENT METHODS	TOPICS RAISED
Board of Directors	<ul style="list-style-type: none">Annual ESG ReportAnnual Institutional Investor ConferenceQuarterly Updates	Energy, Emissions, Water, Local Community, Economic Performance, Environmental Compliance, Socioeconomic Compliance
Employees	<ul style="list-style-type: none">Annual Employee Engagement SurveyBiennial Town HallOngoing Training and Education	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
Executive Team	<ul style="list-style-type: none">Annual ESG ReportAnnual PresentationOngoing Status Reports	Energy, Emissions, Water, Effluents and Waste, Local Community, Economic Performance, Environmental Compliance, Socioeconomic Compliance
Industry Peers	<ul style="list-style-type: none">Quarterly Reporting to Joint Venture PartnersMonthly Sustainability Committee MeetingsMonthly Trade Association Meetings	Energy, Emissions, Water, Environmental Compliance, Effluents and Waste, Public Policy, Local Community, Customer Privacy, Economic Performance, Indirect Economic Impacts
Investors	<ul style="list-style-type: none">Annual Report and 10-KAnnual ESG ReportProxy Statement	Economic Performance, Anti-corruption, Environmental Compliance, Socioeconomic Compliance, Diversity
Local Community	<ul style="list-style-type: none">Business Improvement DistrictsOngoing Philanthropy and VolunteerismOngoing Transit Improvements	Energy, Emissions, Water, Effluents and Waste, Indirect Economic Impacts, Local Community, Biodiversity, Public Policy
Sustainability Consultant	<ul style="list-style-type: none">Ongoing Energy ManagementGreen Building CertificationsSustainability Policy Development	Energy, Emissions, Water, Environmental Compliance, Effluents and Waste, Public Policy, Supplier Environmental Assessment
Tenants	<ul style="list-style-type: none">Biannual Tenant Satisfaction SurveysGreen Building SurveysNewsletters and Webinars	Security, Customer Health and Safety, Materials, Energy, Emissions, Procurement Practices, Customer Privacy
Vendors	<ul style="list-style-type: none">Annual Supply Chain SurveyOngoing ESG Compliance MonitoringTraining and Education	Energy, Emissions, Water, Environmental Compliance, Effluents and Waste

MATERIALITY MATRIX

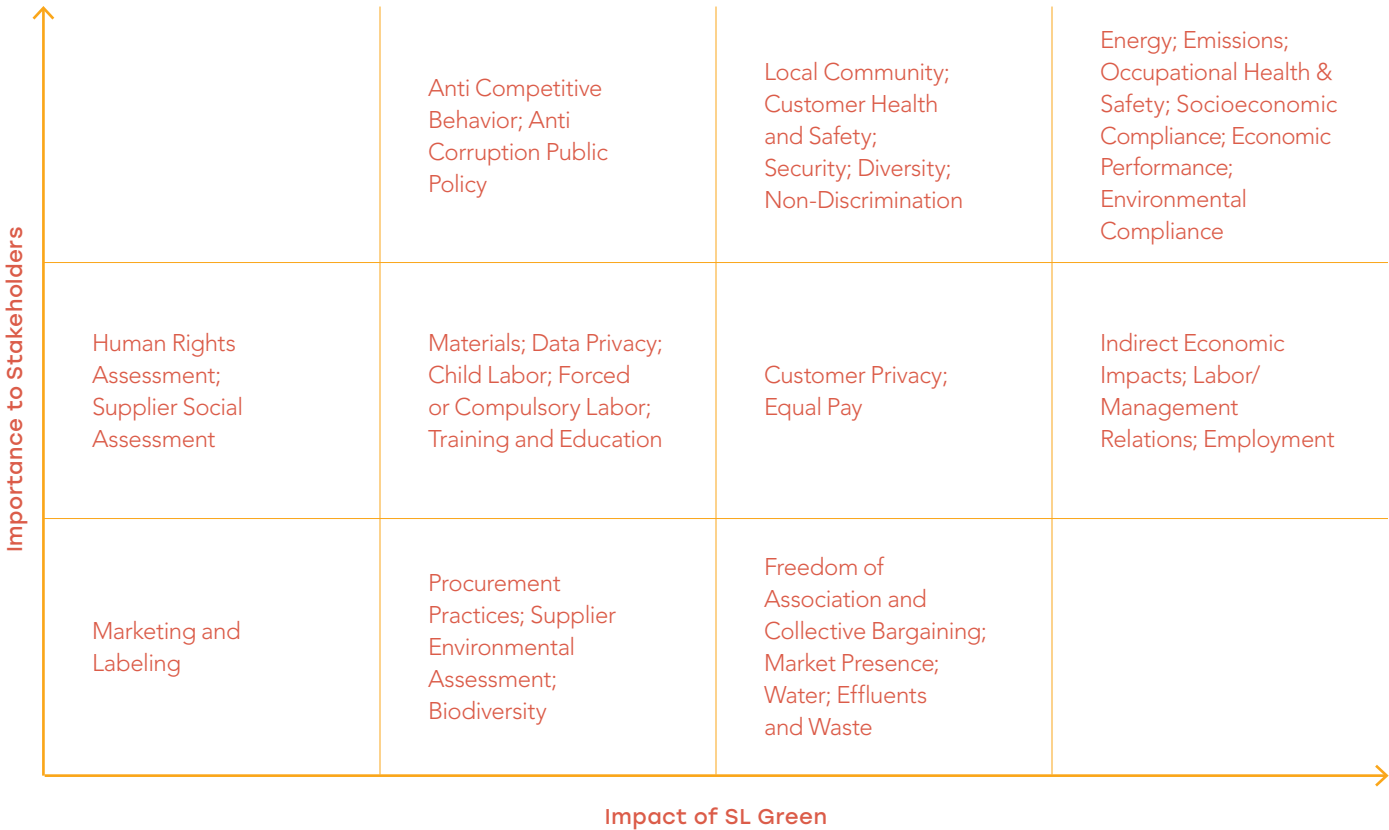
SL Green performed a complete materiality assessment that was informed by stakeholder engagement processes.

SL Green’s materiality assessment involved highlighting the ESG 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 engages all stakeholders on an ongoing basis to guide reporting content.

As part of the materiality assessment, a quantitative analysis was performed to rank all material ESG aspects based on importance to, and potential impact on, the company and priority stakeholders. SL Green continually identifies key ESG topics presented in GRI—including the Real Estate Sector Supplement—and GRESB. The SL Green team also adjusts priorities and key performance indicators in tandem with an annual review of the

company’s Environmental Management System (EMS) when necessary.

In the below materiality matrix, 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 ESG 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:



ABOUT THIS REPORT

This is SL Green’s ninth annual ESG report, which includes metrics covering the 2020 calendar year. The content of this report is framed by the Global Reporting Initiative (GRI), which is used to guide reporting on an organization’s economic, environmental, and social topics material to our business. This report is “In Accordance–Comprehensive” with the GRI Standards framework and includes disclosures from the Construction and Real Estate (CRE) Sector Supplement. Our GRI Content Index can be found at sustainability.slgreen.com/reports.

SL Green collected available data from all properties listed to the right in which the company maintains ownership and direct operational control for the full 2020 calendar year, which only includes office properties. Data from retail and residential properties are excluded from the reporting boundary due to lack of direct operational control. The square footage of each building is consistent with the reported value in the Local Law 84 annual Benchmarking Report. In order to compile a complete and accurate set of data to report on environmental performance, SL Green retained 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 emissions, and waste data.

The greenhouse gas (GHG) inventory process was performed in accordance with quantification methodologies of the GHG Protocol. After all data were 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 were not available, estimates were used.

The 2020 portfolio-wide environmental performance data including energy, water, waste, and emissions have been compared with annual environmental performance data from 2017. In addition to our proactive efforts to reduce emissions, SL Green buildings experienced a decrease in physical occupancy due to COVID-19. Our buildings remained in operation to serve all tenants and experienced a decline in energy consumption and greenhouse gas emissions. Please refer to our 2021 GRI Content Index for more detailed year-over-year environmental data. Collecting and processing of recyclables was temporarily suspended by waste haulers since the onset of the pandemic in March 2020 to comply with occupancy and

safety regulations at the city and state level. Historical Environmental Performance Summaries can be found at sustainability.slgreen.com/reports.

Energy data were collected by requesting aggregate utility data from Consolidated Edison that captures all energy used by each property from the utility. Tenant utility data were collected directly from tenant or submeter readings. Scope 1 consumption and emissions were calculated by taking the aggregate on-site emissions factors (i.e., fuel oil, natural gas, and refrigerants) and subtracting tenant fuel and refrigerant usage found in Scope 3. Scope 2 consumption and emissions were calculated similarly by subtracting the tenant distributed energy (i.e., 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 (i.e., fuel oil, natural gas, and refrigerants) as well as aggregate distributed energy (i.e., electricity and steam) and subtracting base building usage of fuel, refrigerants, electricity, and steam.

Waste data were collected through waste hauler reports that include the total waste and recyclables collected from each site. The waste diversion percentage was calculated by taking the total amount of recycled material and dividing by the sum of landfilled waste plus recyclables. Water data were collected by gathering aggregate water data from the utility provider. Refrigerant emissions were calculated by collecting a list of equipment within each building and applying a 0.5% leakage rate for each system in alignment with the LEED O+M standard.

The contact person for this report is:

Laura Vulaj,
Senior Vice President,
Director of Sustainability & Hospitality

Laura.Vulaj@slgreen.com

REPORTING PROPERTIES

- | | |
|--------------------------------|--------------------------------|
| 1. 10 East 53rd Street | 13. 304 Park Avenue South |
| 2. 100 Church Street | 14. 420 Lexington Avenue |
| 3. 100 Park Avenue | 15. 461 Fifth Avenue |
| 4. 11 Madison Avenue | 16. 485 Lexington Avenue |
| 5. 110 East 42nd Street | 17. 555 West 57th Street |
| 6. 110 Greene Street | 18. 625 Madison Avenue |
| 7. 1185 Avenue of the Americas | 19. 635 Avenue of the Americas |
| 8. 125 Park Avenue | 20. 641 Avenue of the Americas |
| 9. 1350 Avenue of the Americas | 21. 711 Third Avenue |
| 10. 1515 Broadway | 22. 750 Third Avenue |
| 11. 2 Herald Square | 23. 810 Seventh Avenue |
| 12. 220 East 42nd Street | 24. 919 Third Avenue |

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