SL Green Realty Corp.

2021 SASB Disclosure

Sustainability Accounting Standards Board (SASB)

The Sustainability Accounting Standards Board (SASB) Standards provide industry-specific criteria to assist companies in disclosing financially material sustainability information to investors. SASB Standards identify the subset of environmental, social, and governance (ESG) issues most relevant to financial performance in each industry. By following the guidelines set forth by SASB, SL Green demonstrates a commitment to providing accurate, timely, and standardized data. Based on SASB's Sustainable Industry Classification System (SICS), SL Green follows "Infrastructure – Real Estate" standards to disclose sustainability information.

Our team has conducted a thorough review of the SASB Real Estate Sustainability Accounting Standard to create an accurate Disclosure Matrix. This report is compiled in accordance with the SASB Infrastructure sector and Real Estate industry standards to allow proper alignment with company groupings. Properties included in this report are consistent with the reporting boundary in the 2021 GRESB response. Data from subsidiaries, leased facilities, outsourced operations, and other entities have not been included in this report. The 2021 SASB Report complements the 2021 ESG Report to reflect the 2020 reporting year.

Third-party validation and assurance were provided by Sustainable Investment Group (SIG), a sustainability consulting firm unaffiliated with SL Green.

Energy Management

Code	SASB Accounting Metric	Unit of Measure	SLG Response					
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	Office		Residential		Retail	
			100%		100%		56%	
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity	Gigajoules (GJ), Percentage (%)	Office		Residential		Retail	
			1,746,404 GJ	52.16%	41,731 GJ	21.78%	10,467 GJ	NA
			Please refer to GRI 302 indicators in GRI Content Index for additional detail.					
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Percentage (%)	Office		Residential		Retail	
			-18.02% change in whole building energy		-9.84% change in whole building energy		NA	
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	Percentage (%) by floor area	(1) 100% of eligible properties have an energy rating under the EPA ENERGY STAR system; (2) 50.83% of properties achieved ENERGY STAR certification in 2020.					
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy		Please refer to Energy Optimization section in 2021 Sustainability Report					

Our sustainability strategy ensures that our buildings are operating at the highest efficiency standards to strengthen our community's resiliency. The first tenet in our environmental strategy is energy and carbon reduction.

Our team has developed a three-tier approach to energy efficiency and management that informs property investment analysis and operational strategy. We first identify our buildings' performance using ENERGY STAR's Portfolio Manager as an internal due diligence tool. Building performance is also included and considered as part of our underwriting strategy as we evaluate new acquisitions. Secondly, building energy performance and management is used as a point of reference when our team develops 5- and 10-year capital plans to implement future efficiency projects. We utilize historical and present energy consumption details to identify improvement opportunities within our properties in comparison to other high-performing assets. To complement this analysis, we pursue energy audits (ASHRAE Level I, II, and III) and retro-commissioning (RCx). Thirdly, after efficiency opportunities are identified and implemented, we track monthly energy performance as a benchmark for the effectiveness of these improvements, incorporating factors such as weather, occupancy, and space use. We continuously monitor energy consumption details and ENERGY STAR scores to ensure measurement and verification of the data used is accurate and promoting positive environmental change.

SL Green has a long history of leading the pursuit of green building designations, with LEED at the core of its strategy. Dating back to 2009, SL Green was among the first owners to adopt LEED for Existing Buildings (EB) in New York City. SL Green's current portfolio holds LEED certifications among 20 million square feet. Our commitment to energy ratings and green building certifications is further evidenced by earning the ENERGY STAR Partner of the Year – Sustained Excellence award for the fourth consecutive year in 2021. As the largest landlord in New York, SL Green is responsible for more ENERGY STAR Certifications in New York than any other owner.

SL Green is committed to reducing greenhouse gas emissions across our portfolio. We acknowledge New York's ambitious climate goals, which are aligned with the 1.5°C climate scenario, and we have committed to a voluntary emissions reduction beyond minimum standards. SL Green voluntarily participates in the New York City Mayor's Carbon Challenge. We have committed to a 30% reduction in greenhouse gas emissions intensity by 2025.

The next step in minimizing our environmental footprint is net-zero carbon building operations. Although the operating characteristics of Manhattan office properties pose unique challenges to onsite renewables, we are actively evaluating the technical and financial feasibility of net-zero operations in our portfolio. In 2019, the Climate Leadership and Community Protection Act (Climate Act) was passed in New York State calling for a 70% renewable electric grid by 2020. We are continually evaluating alternative energy sources for our portfolio as well as purchasing renewable energy certificates to offset our carbon footprint. In 2020, we purchased RECs to offset 8,090 MWh of our portfolio consumption.

Energy efficiency is a company-wide priority, and we, therefore, streamline education among our employees and tenants to promote superior energy management techniques throughout our portfolio. Our communication initiatives target building engineers, property managers, portfolio managers, and leasing agents internally. In 2020 we communicated strategies and best practices for energy management through company-wide Town Hall meetings, ENERGY STAR performance reports, and internal competitions.

Water Management

Code	SASB Accounting Metric	Unit of Measure	SLG Response					
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	Percentage (%) by floor area	Office		Residential		Retail	
			95.4%	0%	84.0%	0%	56.0%	0%
			Aggregated water withdrawal data covers 93.8% of total floor area covering all property subsectors.					
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Thousand cubic meters (m^3), Percentage (%)	Office		Residential		Retail	
			1,039,298 m^3	0%	29,937 m^3	0%	5,981 m^3	0%
			Aggregated water withdrawal data was 1,075,125 m^3 across all property subsectors.					
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Percentage (%)	Office		Residential		Retail	
			-31.2%		-64.5%		-96.0%	
			Aggregated change in water withdrawal was -38.3% across all property subsectors.					
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks		Please refer to Water section in 2021 Sustainability Report, GRI 303 disclosures in GRI Content Index					

Situated in Manhattan, SL Green's portfolio is served by the New York City water supply. This state-operated water supply is drawn exclusively from the Delaware aqueduct (supplied by the Catskill and Delaware watersheds) and the Kensico and Hillview reservoirs. Water is used for several business activities including sanitation, maintenance, and consumption, among others. All water used by our operations is discharged into the sewer system, where it undergoes wastewater treatment.

SL Green is actively monitoring physical risk scenarios associated with natural disasters and the physical effects of climate change, which can include storms, hurricanes, and flooding. Since most of our real estate is located on the island of Manhattan and surrounded by four bodies of water, we are very aware of these risks and are actively performing routine climate risk assessments. These assessments evaluate the possible exposure of the subject asset to five different climate hazards (temperature, precipitation, storms, extreme heat, and sea-level rise) under two time horizons, 2035 and 2060. In addition to physical risk assessments, we use the World Resource Institute's Atlas tool to determine areas of high or extremely high baseline water stress. Per the WRI, our portfolio boundary lies in areas characterized as low risk.

SL Green recognizes water scarcity as a key environmental issue. Our water management 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. Our new headquarters at One Vanderbilt was designed to include a water reclamation system, where rainwater is collected, stored, and reused for our cooling towers. This reduces our demand for fresh surface water or groundwater and is projected to save over one million gallons of water per year.

Management of Tenant Sustainability Impacts

Code	SASB Accounting Metric	Unit of Measure	SLG Response
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related capital improvements and (2) associated leased floor area, by property subsector	Percentage (%) by floor area, Square feet (ft^2)	SLG standard leases for office properties include a cost recovery clause for efficiency related capital improvements. This clause is occasionally omitted in short term leases and where the leased space would not directly benefit from the efficiency related capital improvements.
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	Percentage (%) by floor area	81% of office tenants are separately metered or submetered for grid electricity consumption.
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants		Please refer to 2021 ESG Report

Since tenants typically account for over 60% of whole-building energy and emissions, our energy, water, and waste reduction strategies extend beyond our direct control. From an energy and emissions perspective, our tenants have access to their real-time submeter data through iES Energy Desk. Integrating this energy management tool provides tenants with a clear visualization of their carbon emissions benchmarked from a baseline year and a basis for understanding their carbon footprint through unprecedented data transparency. Our goal is to further expand our data-sharing capabilities to provide tenants more granular data on their energy use, indoor environmental quality, and carbon emissions.

Our water reduction goals are driven by responsible resource management amongst building operators and tenants. We routinely track and monitor water consumption through ENERGY STAR's Portfolio Manager tool. This information is made available to our tenants through annual sustainability reporting frameworks such as presentations, town halls, and tenant newsletters. We also capitalize on every opportunity to retrofit existing toilets, urinals, faucets, and showers with low-flow fixtures. The specifications are aligned with the LEED v4 standard of performing 20% better than code requirements and promote water reduction behaviors amongst all building occupants, including tenants.

Waste reduction and recycling initiatives begin with education. Our sustainability team offers annual recycling training to more than 150,000 individuals, many of whom are tenants. From there, we offer recycling walkthroughs to help our tenants identify ways to improve their recycling rates. We also distribute educational material and sample signage to help support the implementation of our recycling program. To analyze our progress, we perform routine waste audits on our waste stream to identify sources of contamination and areas to improve recycling rates. These results are shared with our tenants to provide customized corrective action plans.

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 the 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. We were recognized for our best practices, which include tracking energy data annually, sharing ENERGY STAR scores with tenants, metering energy consumption of tenant spaces, and passing through costs for energy efficiency improvements.

Climate Change Adaptation

Code	SASB Accounting Metric	Unit of Measure	SLG Response
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	Square feet	0 square feet of properties located in High Risk (100-year) Flood zones as defined by FEMA.
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks		Please refer to Risk Factors in 10-K, Sustainability Report and CDP Response

At SL Green the process for our organization to identify and assess climate-related risks is integrated into multi-disciplinary company-wide risk identification, assessment, and management processes. We proactively identify and analyze climate change risk and resiliency through life cycle assessments from asset acquisition through disposition. This process occurs every 6 months or more frequently and as new asset acquisitions and dispositions occur. We investigate the future for risks, including those that are more than 6 years away. We also identify and assess NYC and NYS governing legislatures for alignment of climate goals in our direct operations. For an example of managing transitional risk, in response to the risk caused by possible NYC and NYS governing legislatures in the future we have set a voluntary emissions intensity reduction goal of 30% across our entire owned and managed portfolio. By 2025, SL Green has committed to reducing the greenhouse gas emissions of each of these buildings 30 percent below the 2012 base year. We also underwent a physical environmental risk assessment pertaining to New York City's climate regulation, Local Law 97 of 2019. This legislation sets caps on the amount of carbon that buildings over 25,000 square feet can emit on an annual basis, in line with the IPCC (Intergovernmental Panel on Climate Change) 2-degree Celsius climate scenario. SL Green evaluated the impact of this legislation across its portfolio from 2018 through 2050.

We evaluate downstream climate-related risks and opportunities by identifying energy efficiency and emissions reduction opportunities that will mitigate potential financial impacts. We are focused on leveraging low-cost solutions to enhance building performance in cooperation with our tenants. NYSERDA (New York State Energy Research and Development Authority) recently expanded their Commercial Tenant Program, which provides our tenants with free energy audits to

help them identify energy savings opportunities in their spaces. We promote this program throughout our portfolio to equip our tenants with the tools to make informed decisions on energy improvements. If tenants choose to pursue capital investments, our team helps them identify financial incentives from local utility companies, including Con Edison. We also communicate the risks of non-compliance with local and state climate legislation such as the Climate Mobilization Act and the Climate Leadership and Community Protection Act.

SL Green's operations are supported by an extensive upstream supply chain that sources materials and services for our business and tenants. Integral to our bidding and contracting processes, we strategically evaluate our suppliers to ensure they are held accountable for upholding our standards for ESG performance. We work closely with tenants, vendors, and contractors to achieve our supply chain goals of sourcing LEED-compliant, recycled, responsibly sourced, and nontoxic materials. SL Green also prioritizes social responsibility to identify risks throughout our supply chain, including human rights violations, working conditions, and fair wages. SL Green expects its suppliers to operate under best practices in sustainability, human rights, labor practices, and business ethics. We have implemented a proactive due diligence risk identification process as part of SL Green's commitment to mitigating negative impacts in our supply chain. This framework allows us to meet ESG commitments by proactively identifying where issues may occur across our own operations and those of our suppliers. This process begins with mandatory assessments of our Tier 1 Critical Suppliers administered by an independent third party. SL Green has identified our "critical suppliers" as those whose spend is over a defined threshold value (accounting for 60% of current annual spend) and where SL Green displays a level of dependency. 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. Further, SL Green integrates ESG standards into its contracts, where suppliers are required to meet and exceed regulatory compliance and uphold environmentally and socially responsible standards.

For more information on our climate change risk management strategy, please see our 2021 TCFD Report.