

# ENVIRONMENTAL PERFORMANCE

As part of the 2021 reporting initiative, SL Green evaluated its environmental performance metrics for greenhouse gas emissions, energy and water consumption, and waste diversion. These metrics utilize assessment standards consistent with industry best practices and incorporate information from SL Green-owned and directly operated buildings within the New York City metro area.

A total of 25 buildings, representing 18,992,489 square feet, are included in the portfolio analysis.

Methodology to compute environmental performance is the consistent with 2020 and 2019. Aggregate building data was provided by Con Edison and tenant data was sourced from property managers and tenant billing providers. Aggregate water data was provided by property managers and DEP invoices. Greenhouse gas emissions have been calculated per World Resources Institute's (WRI) GHG Protocol. In addition, the refrigerant emissions were calculated using actual leakage or a minimum of 0.5% per LEED O+M requirements. The environmental performance data has been externally assured by a third party.

## 2021 Building List:

10 East 53 <sup>rd</sup> Street	1350 Avenue of the Americas	555 West 57 <sup>th</sup> Street
100 Church Street	1515 Broadway	590 Fifth Avenue
110 Greene Street	2 Herald Square	625 Madison Avenue
110 East 42 <sup>nd</sup> Street	220 East 42 <sup>nd</sup> Street	635 Avenue of the Americas
100 Park Avenue	304 Park Avenue	641 Avenue of the Americas
11 Madison Avenue	420 Lexington Avenue	711 Third Avenue
1185 Avenue of the Americas	461 Fifth Avenue	750 Third Avenue
125 Park Avenue	485 Lexington Avenue	810 Seventh Avenue
		919 Third Avenue

\*110 East 42<sup>nd</sup>, 590 Fifth Avenue, 635 Avenue of the Americas, and 641 Avenue of the Americas were disposed of in 2021 and include data only for the portion of the year that they were owned by SL Green.

## Energy Consumption

The SL Green portfolio has an energy use intensity of 70.81 kBtu/sf between January 1, 2021 and December 31, 2021 from 70.95 kBtu/sf in 2020. SL Green's portfolio increased overall energy consumption from 2020 to 2021 by 4,838 MWh. The energy consumed by SL Green properties' base building services from available data during this reporting period was:

<b>Fuels</b> (natural gas, fuel oil)	<b>11,705</b> MWh
<b>District Services</b> (steam)	<b>150,706</b> MWh
<b>Electricity</b>	<b>128,271</b> MWh

The energy consumed by SL Green tenants between January 1, 2021 and December 31, 2021 from available data was:

<b>Fuels</b> (natural gas, fuel oil)	<b>446</b> MWh
<b>District Services</b> (steam)	<b>6,423</b> MWh
<b>Electricity</b>	<b>96,611</b> MWh

## GHG Emissions

The daily business operations of organizations in the real estate sector generate direct and indirect GHG emissions. These greenhouse gases are widely acknowledged contributors to climate change. This report covers SL Green's 2021 location-based emissions and does not cover market-based emissions.

The Scope 1, Scope 2, and Scope 3 GHG Emissions generated by SL Green properties between January 1, 2021 and December 31, 2021 were:

<b>Scope 1 Emissions</b> (Base building direct energy)	<b>7,293</b> mtCO <sub>2</sub> e
<b>Scope 2 Emissions</b> (Base building indirect energy)	<b>69,136</b> mtCO <sub>2</sub> e
<b>Scope 3 Emissions</b> (Tenant energy use)	<b>31,933</b> mtCO <sub>2</sub> e
<b>Total Combined Scope 1, 2, and 3 Emissions</b>	<b>108,361</b> mtCO <sub>2</sub> e
<b>GHG Emissions from Refrigerants</b> (Included in Scope 1)	<b>4,964</b> mtCO <sub>2</sub> e
<b>Greenhouse Gas Emissions Intensity (Scope 1+2)</b>	<b>0.0040</b> mtCO <sub>2</sub> e / square foot
<b>Greenhouse Gas Emissions Intensity (Scope 1+2+3)</b>	<b>0.0057</b> mtCO <sub>2</sub> e / square foot

## Water Conservation

The SL Green portfolio has water use intensity of 0.048 M<sup>3</sup>/sf between January 1, 2021 and December 31, 2021 0.050 M<sup>3</sup>/sf from 2020. The total water consumed by SL Green properties during this reporting period was:

<b>Total Water Consumption</b>	<b>902,424</b> M <sup>3</sup>
<b>Water Use Intensity</b>	<b>0.048</b> M <sup>3</sup> / square foot

## Waste Management

The SL Green portfolio has a waste use intensity of 0.000187 short tons of total non-hazardous waste per square foot, and an e-waste intensity of 0.0000046 short tons of e-waste per square foot. The total waste\* from SL Green properties by type between January 1, 2021 and December 31, 2021 were:

<b>Total Weight of Hazardous Waste (e-waste)</b>	<b>87</b> SHORT TONS
<b>Weight of Landfilled Non-Hazardous Waste</b>	<b>2,139</b> SHORT TONS +
<b>Weight of Recycled Waste</b>	<b>1,322</b> SHORT TONS
<b>Total Weight of Non-Hazardous Waste</b>	<b>3,461</b> SHORT TONS

\*Waste values for portfolio based on diversion rates determined through waste vendor reports, except for 2 Herald Square which has been excluded from the metrics as it is tenants are responsible for their own waste disposal.

The non-hazardous waste disposal rates from SL Green properties between January 1, 2021 and December 31, 2021 were:

<b>Recycled</b>	<b>38.2%</b>
<b>Landfilled</b>	<b>61.8%</b>