

# ENVIRONMENTAL PERFORMANCE

As part of the 2018 reporting initiative, SL Green evaluates its environmental performance metrics for greenhouse gas emissions and energy, water, and waste consumption. These metrics utilize assessment standards consistent with industry best practices and incorporate information from all SL Green owned and directly operated buildings within the New York City metro area. Greenhouse gas emissions have been calculated per World Resources Institute's (WRI) GHG Protocol.

A total of 37 buildings, representing 21,140,794 square feet, are included in the below portfolio analysis. In last year's report, a total of 41 buildings, representing 21,492,358 square feet, were included in the portfolio analysis. Six buildings were sold between the beginning of 2017 and the end of 2018 (King St Buildings 1-6). One building, 110 Greene was added, and Landmark Square was shown as seven buildings instead of six. The environmental performance (energy, emissions, water, and waste) of the portfolio for 2018 has been compared with 2016 and 2017. The methodologies were very similar between these three years in terms of data collection but there were a few differences with the emissions calculations. The first was the emissions factor for steam which was updated. In addition, the refrigerant emissions were calculated using actual leakage or a minimum of 0.5% per LEED O+M requirements.

## 2018 Building List:

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

## Energy Consumption

The SL Green portfolio has an energy use intensity of 94.13 kBtu/sf between January 1, 2018 and December 31, 2018 as opposed to 87.88 kBtu/sf from 2017. SL Green's portfolio increased overall energy consumption from 2017 to 2018 by 26,845.1 MWh. The energy consumed by SL Green properties' shared landlord services between January 1, 2018 and December 31, 2018 was:

<b>Fuels</b> (natural gas, fuel oil)	<b>37,479</b> MWh
<b>District Services</b> (steam)	<b>213,085</b> MWh
<b>Electricity</b>	<b>161,313</b> MWh

The energy consumed by SL Green tenants between January 1, 2018 and December 31, 2018 was:

<b>Fuels</b> (natural gas, fuel oil)	<b>120.13</b> MWh
<b>District Services</b> (steam)	<b>0</b> MWh
<b>Electricity</b>	<b>171,228</b> MWh

The total renewable energy consumed at SL Green properties between January 1, 2018 and December 31, 2018 was:

<b>Renewable Energy Produced On Site</b>	<b>0</b> MWh
<b>Renewable Energy Produced Off Site</b>	<b>50,963</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. To capture SL Green's carbon footprint from January 1, 2018 until December 31, 2018, the GHG Protocol's GHG calculation methodology was utilized. This report covers SL Green's 2018 location- based emissions, and does not cover market-based emissions. The data from 2018 below can be compared to 2016 and 2017 calendar year metrics.

The Scope 1, Scope 2\*, and Scope 3 GHG Emissions generated by SL Green properties between January 1, 2018 and December 31, 2018 were:

<b>Scope 1 Emissions</b> (Base building direct energy)	<b>10,346</b> mtCO <sub>2</sub> e
<b>Scope 2 Emissions</b> (Base building indirect energy)	<b>94,323</b> mtCO <sub>2</sub> e
<b>Scope 3 Emissions</b> (Tenant energy use)	<b>49,616</b> mtCO <sub>2</sub> e
<b>Total Combined Scope 1, 2, and 3 Emissions</b>	<b>154,285</b> mtCO <sub>2</sub> e
<b>GHG Emissions from Refrigerants</b> (Included in Scope 1)	<b>3,521</b> mtCO <sub>2</sub> e
<b>Greenhouse Gas Emissions Intensity</b> (Scope 1+2)	<b>0.0050</b> mtCO <sub>2</sub> e / square foot
<b>Greenhouse Gas Emissions Intensity</b> (Scope 1+2+3)	<b>0.0073</b> mtCO <sub>2</sub> e / square foot

*\*The indirect emissions reduction from renewable energy purchases are not reflected in the Scope 2 emissions number reported above. If the 50,963 MWh of renewable energy credits are incorporated, the Scope 2 emissions will be lowered.*

## Water Conservation

The total water consumed by SL Green properties between January 1, 2018 and December 31, 2018 was:

<b>Total Water Consumption</b>	<b>1,673,730</b> M <sup>3</sup>
<b>Water Use Intensity</b>	<b>0.0792</b> M <sup>3</sup> / square foot

## Waste Management

The SL Green portfolio has a waste use intensity for ongoing waste of 0.000595 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, 2018 and December 31, 2018 were:

<b>Total Weight of Hazardous Waste</b>	<b>96</b> SHORT TONS
<b>Weight of Landfilled Non-Hazardous Waste</b>	<b>7,830</b> SHORT TONS
<b>Weight of Recycled Waste</b>	<b>+ 4,749</b> SHORT TONS
<b>Total Weight of Non-Hazardous Waste</b>	<b>12,579</b> SHORT TONS

*\*Waste values for portfolio based on diversion rates determined through waste vendor reports, with the exception of 360 Hamilton Ave*

The non-hazardous waste disposal rates from SL Green properties between January 1, 2018 and December 31, 2018 were:

<b>Recycled</b>	<b>37.8</b> %
<b>Landfilled</b>	<b>62.2</b> %