

SUSTAINABILITY AT SL GREEN



HIGHLIGHTS

AIR

- HVAC systems are equipped with MERV-X media filters that capture airborne particles, exceeding the requirements of New York City's Energy Code.
- Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building.
- Base building air quality is assured by WellStat, a monitoring system that provides real-time air quality levels that measure indicators including carbon dioxide, particulate matter, VOCs, temperature, humidity, and more.
- Building staff are required to use low VOC emitting products including solvents, carpets, adhesives, paints, and coatings to maintain optimal indoor air quality.

BUILDING HEALTH & SAFETY

- 825 Eighth Avenue is WELL Health-Safety Rated, under an evidence-based, third-party verification of the effectiveness of our operational and maintenance protocols.
- Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products.
- Construction materials used at 825 Eighth Avenue are LEED-compliant, recycled, responsibly sourced, and non-toxic.
- SL Green provides training on emergency preparedness and workplace safety to building occupants and coordinates response drills quarterly.

ENERGY

- 825 Eighth Avenue is equipped with automated control systems.
- LED lighting systems are installed throughout building common areas to increase energy efficiency.
- SL Green's Engineering team uses a real-time energy management platform (iES EnergyDesk) to monitor energy use in 15-minute intervals and respond to building conditions promptly.
- SL Green invests in capital upgrades and commissions building systems to ensure they are maximizing performance.

RECYCLING

- 825 Eighth Avenue deploys a color-coordinated recycling procedure to minimize waste sent to landfills.
- We conduct annual waste audits to identify areas for waste diversion improvement and develop corrective action plans.
- We offer free recycling training sessions to tenants.
- Janitorial staff uses double-barrel waste bins to ensure waste streams remain separated and are trained annually to maintain recycling best practices.
- We offer complimentary e-waste pick-up to tenants to ensure materials are properly recycled.

WATER

- Existing toilets, urinals, faucets, and showers have been upgraded with low-flow fixtures, performing 20% above code requirements for water conservation.
- Building engineers review water logs daily to compare trends and identify potential water loss.
- SL Green disinfects cooling towers twice a year and conducts testing for legionella bacteria every 90 days.

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BUILDING ACHIEVEMENTS



TENANT PARTNERSHIPS

We support tenant sustainability reporting through data sharing across energy, emissions, water, and waste.

- SL Green partners with tenants to pursue a free energy analysis through the NYSDERDA Commercial Tenant Program which helps to identify energy saving opportunities within tenant spaces.
- We promote recognition of tenant sustainability practices through the Tenant ENERGY STAR program.

ORGANIZATIONAL SOCIAL RESPONSIBILITY

Company-wide ESG Initiatives

- Set ambitious sustainability targets, including: a portfolio-wide greenhouse gas emissions intensity reduction of 30% by 2025; whole building energy consumption reduction of 20% by 2030; recycling rate of 50% by 2025
- Bloomberg ESG Disclosure score among “Top 5” of all REITs listed on the Russell 1000 Index in 2021
- Top Quartile on Refinitiv (formerly Thomson Reuters) ESG performance among all Residential and Commercial REITs globally
- MSCI’s Environment Category Top 25% Ranking (Opportunities in Green Buildings, 2019, 2020, 2021) & 10% Ranking in 2022
- Adhered to 1.5° Celsius-aligned Science-Based Targets
- Achieved a “5 Star” rating on GRESB, the organization’s highest accolade
- Top 5% of global universe group on Sustainalytics ESG Risk Rating with “Low Risk” categorization
- Released our Taskforce for Climate-related Financial Disclosures (TCFD) report in 2021
- Aligned with ULI Net-Zero by 2050 goal for carbon neutral building operation
- S&P Global Sustainability Yearbook 2022 member for top 15% CSA score among industry peers
- 91st percentile ranking of global peer set assessed by S&P CSA (DJSI) in 2021
- FTSE4Good Index series constituent
- CDP’s Climate Change Questionnaire score of “B” for 2020 and 2021 – tied for highest among U.S. Office REITs
- State Street’s R-Factor Score “Leader” ranking for top 10% performance in Real Estate Industry Annual voluntary ESG disclosures through leading frameworks SASB, GRI, CDP, S&P CSA (DJSI), FTSE Russell
- Seeded Food1st Foundation, a not-for-profit organization with a \$1.5M investment, which has resulted in over 700,000 meals donated to food-insecure New Yorkers and first responders since 2020
- NYC Mayor’s Office of Service “Changemaker Award” in recognition of SL Green’s volunteerism and philanthropic efforts (2018, 2019, 2020, 2021)
- ENERGY STAR Partner of the Year – Sustained Excellence, achieved by less than 1% of 16,000 EPA partners, for 2018, 2019, 2020, 2021, and 2022
- Green Lease Leaders Gold Award (2020-2023)
- Top 20% in ISS Corporate ESG Performance and “High Transparency” level

For more information, visit sustainability.slgreen.com or email sustainability@slgreen.com.

