



## SL Green Expands The Carlyle Group to 128,000 Square Feet at One Vanderbilt

March 4, 2019

NEW YORK--(BUSINESS WIRE)--Mar. 4, 2019-- SL Green Realty Corp. (NYSE:SLG), New York City's largest office landlord, today announced that The Carlyle Group, a global investment firm, has expanded its 15-year lease to occupy an additional 32,592 square feet on the entire 35<sup>th</sup> floor at One Vanderbilt, the 1,401-foot office tower in East Midtown set to redefine the New York City skyline. The Carlyle Group will now lease 127,744 square feet across floors 35 through 38.

A sign of its successful leasing and construction progress, the building is now 54-percent leased ahead of its planned 2020 opening. Since breaking ground in 2016, the super structure has reached the 73<sup>rd</sup> floor, which is the tower's top office floor below the planned observatory deck. Construction of the observatory deck will begin later this month.

"Global business leaders like The Carlyle Group see the advantage of One Vanderbilt's world-class tenant and amenity experience, state-of-the-art office design and direct access to public transportation, all attributes that make East Midtown the center of commerce in New York," said **Marc Holliday, Chief Executive Officer of SL Green.**

The Carlyle Group is part of a distinguished roster of top-tier financial, banking and legal firms that have committed to relocating to One Vanderbilt. Other tenants previously announced at the building include: TD Securities and TD Bank, a leading banking and investment group that provides a wide range of capital markets products and services; one of the nation's largest law firms, Greenberg Traurig; leading international law firm McDermott Will & Emery; global German financial firms DZ and DVB Banks; publicly traded real estate investment trust MFA Financial Inc.; and SL Green Realty Corp. Award-winning chef Daniel Boulud has partnered with SL Green to create a signature restaurant experience in the building.

The American Institute of Architects (AIA) recognized One Vanderbilt and its architecture firm, Kohn Pedersen Fox (KPF) Associates, with the prestigious 2018 AIA NY Merit Award in Urban Design. Encompassing an entire city block, the building is bounded by Madison and Vanderbilt Avenues to the west and east, and East 43rd and East 42nd Streets to the north and south. Expected to achieve both LEED Gold under version 4.0 and WELL certification, the trophy tower will feature floor-to-ceiling slab heights ranging from 14'6" to 24', column-free floor plates, stunning 360-degree views through floor-to-ceiling windows and best-in-class infrastructure. Anchoring the modernization of East Midtown, One Vanderbilt will provide tenants with a combination of amenities unrivaled in New York City, including a 30,000-square-foot tenant-only amenity floor with large format meeting spaces, club style lounge and extraordinary outdoor terrace. Immediately adjacent to Grand Central Terminal, the building will create direct connections to the surrounding transit network. SL Green is investing an unprecedented \$220 million in private funds to upgrade the transit system.

Steven Rotter, Joseph Messina, Greg Lubar, Steven Spartin, Jessica Berkey and Andrew Lutzer of JLL represented The Carlyle Group. Robert Alexander, Ryan Alexander, Emily Jones and Alex D'Amario of CBRE represented the landlord.

### About SL Green Realty Corp.

SL Green Realty Corp., an S&P 500 company and New York City'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 December 31, 2018, SL Green held interests in 101 Manhattan buildings totaling 46.0 million square feet. This included ownership interests in 27.8 million square feet of Manhattan buildings and 18.2 million square feet of buildings securing debt and preferred equity investments. In addition, SL Green held ownership interests in 7 suburban properties comprised of 15 suburban buildings totaling 2.3 million square feet in Brooklyn, Westchester County, and Connecticut.

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