



SL Green Announces Anchor Commitment for SLG Opportunistic Debt Fund

December 5, 2024

NEW YORK, Dec. 05, 2024 (GLOBE NEWSWIRE) -- SL Green Realty Corp. (NYSE: SLG), Manhattan's largest office landlord, today announced that a Canadian institutional investor has committed to anchor the SLG Opportunistic Debt Fund with a \$250.0 million commitment. The investor has been ranked among the world's largest institutional investors that manages public and parapublic pension plans and insurance programs.

"A world class investor and the ideal anchor has been secured for the SLG Opportunistic Debt Fund," said **Harrison Sitomer, Chief Investment Officer at SL Green**. "We look forward to deploying SL Green's fully integrated platform and New York market expertise to capitalize on a robust pipeline of investment opportunities at attractive risk-adjusted returns. We appreciate our anchor partner's support and are excited to welcome additional best-in-class investors to the fund in the coming weeks."

The SLG Opportunistic Debt Fund, which launched earlier this year, will seek to capitalize on current capital markets dislocation through structured debt investments in high-quality New York City commercial assets. The SLG Opportunistic Debt Fund will originate new loans and/or purchase existing loans, loan portfolios and controlling CMBS securities.

About SL Green Realty Corp.

SL Green Realty Corp., Manhattan'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 September 30, 2024, SL Green held interests in 55 buildings totaling 31.8 million square feet. This included ownership interests in 28.1 million square feet of Manhattan buildings and 2.8 million square feet securing debt and preferred equity investments.

SLG Opportunistic Debt Fund Disclaimer

An investment in the Fund involves a high degree of risk, is suitable only for sophisticated investors and requires the financial ability and willingness to accept the high risks and lack of liquidity inherent in an investment in the Fund. This press release is not an offer to sell to any person, or a solicitation to any person to buy, securities. To invest in the Fund, each prospective limited partner will be required to execute certain other documents and prior to making any investment in the Fund, such documents should be reviewed carefully.

Forward Looking Statements

This press release includes certain statements that may be deemed to be "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995 and are intended to be covered by the safe harbor provisions thereof. All statements, other than statements of historical facts, included in this press release that address activities, events or developments that we expect, believe or anticipate will or may occur in the future, including such matters as future capital expenditures, dividends and acquisitions (including the amount and nature thereof), development trends of the real estate industry and the New York metropolitan area markets, occupancy, business strategies, expansion and growth of our operations and other similar matters, are forward-looking statements. These forward-looking statements are based on certain assumptions and analyses made by us in light of our experience and our perception of historical trends, current conditions, expected future developments and other factors we believe are appropriate. Forward-looking statements are not guarantees of future performance and actual results or developments may differ materially, and we caution you not to place undue reliance on such statements. Forward-looking statements are generally identifiable by the use of the words "may," "will," "should," "expect," "anticipate," "estimate," "believe," "intend," "project," "continue," or the negative of these words, or other similar words or terms.

Forward-looking statements contained in this press release are subject to a number of risks and uncertainties, many of which are beyond our control, that may cause our actual results, performance or achievements to be materially different from future results, performance or achievements expressed or implied by forward-looking statements made by us. Factors and risks to our business that could cause actual results to differ from those contained in the forward-looking statements include risks and uncertainties described in our filings with the Securities and Exchange Commission. Except to the extent required by law, we undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of future events, new information or otherwise.

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