



## SL Green Raises Over \$1.0 Billion for Opportunistic Debt Fund

July 17, 2025

### Over \$500.0 Million in New Commitments This Week Alone

NEW YORK, July 17, 2025 (GLOBE NEWSWIRE) -- SL Green Realty Corp. (NYSE: SLG), Manhattan's largest office landlord, today announced that it has surpassed its initial \$1.0 billion fundraising goal for the SLG Opportunistic Debt Fund. The discretionary fund is backed by a distinguished group of global institutional investors, including public pensions, insurance companies, and select high-net-worth platforms. The fund has received over \$500.0 million in new commitments this week alone, with several additional closings expected to occur shortly.

"We have seen an overwhelming appetite for New York City investment from sophisticated domestic and international investors who recognize the opportunity and share the desire to invest alongside SL Green in this market," said **Harrison Sitomer, Chief Investment Officer at SL Green**. "It is especially gratifying to work with so many existing institutional partners, while bringing on capital from new relationships as well. Reaching this milestone marks an important first step in the continued growth of SL Green's asset management platform."

The SLG Opportunistic Debt Fund, which launched in 2024, is focused on capitalizing on the dislocation between rapidly improving leasing fundamentals and the early stages of improving debt capital markets. The fund targets high quality assets in New York City, where traditional financing remains constrained, delivering flexible capital solutions to both borrowers and lenders.

"The strong global demand underscores the market's confidence in SL Green's ability to source and execute high-conviction opportunities in New York City and is a clear testament to our track record as a disciplined investor and operator in one of the world's most competitive markets," said **Young Hahn, Senior Vice President at SL Green**. "We deeply appreciate the continued support of our partners as we now turn our focus to deploying capital into a robust pipeline of opportunities."

The fund is being actively deployed into investments sourced through long-standing sponsor and lender relationships, and proprietary networks. The fund seeks to provide both current income and capital appreciation through structured debt investments, while maintaining a focus on downside protection. 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 the value of Manhattan commercial properties. As of June 30, 2025, SL Green held interests in 53 buildings totaling 30.7 million square feet. This included ownership interests in 27.2 million square feet of Manhattan buildings and 2.7 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. Any offers and sales of securities in the fund will be made pursuant to and in accordance with the fund's private placement memorandum. 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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SLG-A&D



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