



SL Green Announces Series of Transactions at 800 Third Avenue

December 5, 2025

Consolidates 100% Ownership of the Asset and Extends Mortgage Debt

NEW YORK, Dec. 05, 2025 (GLOBE NEWSWIRE) -- SL Green Realty Corp. (NYSE:SLG), Manhattan's largest office landlord, today announced that it has closed on the acquisition of its joint venture partners' combined 39.48% interest in 800 Third Avenue for total cash consideration of \$5.1 million and completed a modification and extension of the property's existing \$177.0 million mortgage. SL Green's ownership stake in the asset is now 100%.

The mortgage modification extended the maturity date from February 2026 to February 2031, inclusive of all available extension options. The interest rate was maintained at 1.70% over Term SOFR, which the company fixed at 5.03% from February 2026 through the initial maturity date in February 2029.

"These strategic transactions exemplify SL Green's long-term outlook on well-located Midtown Manhattan assets and demonstrate our ability to execute loan modifications that extend our maturity profile while maintaining accretive terms," said **Harrison Sitomer, Chief Investment Officer of SL Green**. "We continue to see strong momentum on Third Avenue, with residential conversions helping reposition the corridor for strong office sector growth."

800 Third Avenue is a 41-story glass and steel office tower located between 49th and 50th Streets on the east side of Midtown Manhattan. The building features sweeping Manhattan and Hudson River views and benefits from close proximity to Grand Central Terminal as well as the 4, 5, 6, E, and M subway lines.

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 September 30, 2025, SL Green held interests in 53 buildings totaling 30.7 million square feet. This included ownership interests in 27.1 million square feet of Manhattan buildings and 2.7 million square feet securing debt and preferred equity investments.

Forward Looking Statement

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.

SLG – A&D

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Source: SL Green Realty Corp