

SL Green Realty Corp.
Third Quarter 2001
Supplemental Data
September 30, 2001

SL Green Realty Corp. is a fully integrated, self-administered and self-managed Real Estate Investment Trust (REIT) that primarily owns, manages, leases, acquires and repositions office properties in emerging, high-growth submarkets of Manhattan.

- SL Green's common stock and Preferred Income Equity Redeemable Shares ("PIERS" SM), are listed on the New York Stock Exchange, and trade under the symbols: SLG and SLG PrA respectively.
- SL Green maintains an internet site at www.slgreen.com at which most key investor relations data pertaining to dividend declaration, payout, current and historic share price, etc. can be found. Such information is not reiterated in this supplemental financial package. This supplemental financial package is available through the Company's Internet site.
- This data is presented to supplement audited and unaudited regulatory filings of the Company and should be read in conjunction with those filings. The financial data herein is unaudited and is provided from the prospective of timeliness to assist readers of quarterly and annual financial filings. As such, data otherwise contained in future regulatory filings covering the same period may be restated from the data presented herein.
- Questions pertaining to the information contained herein should be referred to Michael W. Reid or Thomas E. Wirth at michael.reid@slgreen.com or tom.wirth@slgreen.com or at 212-594-2700.

This report includes certain statements that may be deemed to be "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. All statements, other than statements of historical facts, included in this report that address activities, events or developments that the Company expects, believes or anticipates will or may occur in the future, including such matters as future capital expenditures, dividends and acquisitions (including the amount and nature thereof), expansion and other development trends of the real estate industry, business strategies, expansion and growth of the Company's operations and other such matters are forward-looking statements. These statements are based on certain assumptions and analyses made by the Company in light of its experience and its perception of historical trends, current conditions, expected future developments and other factors it believes are appropriate. Such statements are subject to a number of assumptions, risks and uncertainties, general economic and business conditions, the business opportunities that may be presented to and pursued by the Company, changes in laws or regulations and other factors, many of which are beyond the control of the Company. Any such statements are not guarantees of future performance and actual results or developments may differ materially from those anticipated in the forward-looking statements.

The following discussion related to the consolidated financial statements of the Company should be read in conjunction with the financial statements for the Quarter ended September 30, 2001 that will subsequently be released on Form 10-Q to be filed on or before November 15, 2001.

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CORPORATE PROFILE



SL Green Realty Corporation (the "Company") was formed on August 20, 1997 to continue the commercial real estate business of SL Green Properties Inc. founded in 1980 by Stephen L. Green, our current Chairman and Chief Executive Officer. For more than 20 years SL Green Properties Inc. has been engaged in the business of owning, managing, leasing, acquiring and repositioning office properties in Manhattan. The Company's investment focus is to create value through the acquisition, redevelopment and repositioning of Manhattan office properties and releasing and managing these properties for maximum cash flow.

Looking forward, SL Green Realty Corp. will continue its opportunistic investment philosophy through 3 established business lines: wholly owned property investments, co-ownership in properties with institutional partners, and structured finance investments. This three-legged investment strategy will allow SL Green to balance the components of its portfolio to take advantage of each stage in the business cycle.

Today, the Company is the only fully integrated, self-managed, self-administered Real Estate Investment Trust (REIT) exclusively focused on owning and operating office buildings in Manhattan. SL Green is a pure play for investors to own a piece of New York.

FINANCIAL HIGHLIGHTS

THIRD QUARTER 2001
UNAUDITED



EARNINGS PERFORMANCE

Third quarter Funds From Operations (FFO) were \$24.0 million or \$0.73 per share (diluted), 4% better than one year ago, when FFO was \$20.1 million or \$0.70 per share (diluted). For the nine months ended September 30, 2001, FFO was \$68.6 million or \$2.25 per share (diluted), a 14% improvement over 2000 when FFO was \$55.6 million or \$1.97 per share (diluted). All 2001 FFO per share results reflect the Company's five million common share issuance in the third quarter of 2001 which increased the weighted average dilutive shares outstanding to 36.1 million, a 13% increase over the prior year.

The \$3.9 million growth in third quarter FFO reflects contributions from the following:

(1) Consolidated GAAP NOI increased \$4.4 million:

- ◄ \$3.4 million from 2001 acquisitions of 1370 Broadway and 317 Madison Avenue.
- ◄ \$1.8 million increase from same store properties as GAAP revenue increased \$1.7 million, net of change in credit loss. The increase in revenue is attributable to (i) \$1.0 million in rental revenue as GAAP replacement rents which were 52% higher than the previously fully escalated rents (\$1.5 million) was partially offset by higher tenant reserves (\$0.6 million) and (ii) increased escalation and

reimbursement income (\$0.9 million) related to the increased energy recovery through operating escalations and percentage rent escalations. The electric recovery rate for the quarter was approximately 90% as compared to 80% the previous year. Revenue gains were partially offset by \$0.2 million of higher real estate taxes due to higher assessments, while operating expenses remained flat.

◄ \$2.2 million increase from the equity in income from unconsolidated joint ventures primarily due to the contribution of One Park Avenue to a joint venture and the purchase of 469 Seventh Avenue and 180 Madison Avenue, partially offset by the sale of 90 Broad Street.

◄ \$3.3 million decrease from wholly-owned properties sold or partially sold; 17 Battery South, 110 East 42nd Street and 1412 Broadway.

(2) Investment and preferred equity income decreased \$1.0 million due to (i) \$0.7 million investment income acceleration in 2000 related to redemption of a preferred equity investment in 1370 Avenue of the Americas and (ii) lower yields primarily from reduced interest rates (\$0.5 million) and investment spreads (\$0.9 million). The decrease is partially offset by

FINANCIAL HIGHLIGHTS CONTINUED

THIRD QUARTER 2001
UNAUDITED



higher weighted average structured finance investment balance outstanding (\$1.3 million).

(3) Lower interest costs (\$0.9 million) associated with: higher average debt levels due to net acquisition and new investment debt activity (\$1.5 million), the higher average debt levels due to the funding of ongoing capital projects and working capital requirements (\$0.2 million), offset by lower interest rates from floating rate debt (\$0.9 million) and the proceeds from the Company's July common stock offering (\$1.6 million).

(4) MG&A increased \$1.6 million from a \$1.0 million donation to the Twin Towers Fund and higher personnel costs due to several executive management changes.

(5) Equity in income from affiliates decreased from \$0.1 million to a slight loss of \$57,000. The loss is primarily due to the operations of e.Emerge as licensing rates are currently lower than expected.

For the quarter, net income available to common shareholders, adjusted for property sales, extraordinary items and the cumulative effect of accounting change increased 14% to \$13.6 million, or \$0.43 per share (diluted) as compared to \$11.9 million, or \$0.43 per share (diluted), for the same period in the previous year. For the nine months ended September 30, 2001, adjusted net income increased 25% to \$39.1 million, or \$1.36 per share (diluted), as compared to \$31.4 million, or \$1.16 per share (diluted), for the same period in the previous year.

The preferred shares are anti-dilutive based upon adjusted net income described above for the periods presented.

QUARTERLY OPERATING MARGINS

Cash NOI in the 2001 **same store** portfolio rose \$3.3 million (15%) from \$22.3 million in 2000 to \$25.6 million in 2001, and operating margins before ground rent improved from 55.2% to 60.2%. GAAP NOI increased by \$1.8 million, approximately 7% over a year ago, and GAAP operating margins after ground rent improved from 61.48% to 62.6%.

One of the primary drivers increasing same store cash NOI is the \$1.7 million (4%) increase in total revenue combined with a \$1.7 million reduction in free and straight-line rent, resulting in a \$3.4 million (8%) increase in cash revenue. The decrease in free rent (\$1.2 million) is primarily due to 711 Third Avenue (\$0.5 million), 1372 Broadway (\$0.2 million) and 292 Madison Avenue (\$0.3 million). The decrease in free rent is due to several new large tenants (Ketchum at 711 Third Avenue and Young & Rubicam at 292 Madison Avenue) having had free rent in 2000 and now pay cash rents in 2001. The \$1.7 million increase in same store revenue is due to:

1. An increase in cash rental revenue of \$1.3 million resulting from higher replacement rents on approximately 419,000 square feet that were 45% greater than previously fully escalated rents.

FINANCIAL HIGHLIGHTS CONTINUED

THIRD QUARTER 2001
UNAUDITED



2. Increased escalation and reimbursement income (\$0.9 million), consisting of (i) electric reimbursement (\$0.4 million), (ii) increased passthrough of operating costs (\$0.2 million) and (iii) higher percentage rent escalations (\$0.3 million).

Consolidated

The Company's consolidated third quarter EBITDA margins before ground rent improved to 66.0% compared to 65.4% for 2000. The EBITDA margin after ground rent improved to 60.6% as compared to 59.7% in the same period of the prior year.

These margin improvements are attributable to (i) GAAP NOI growth resulting from leasing due to average improvement in cash replacement rents over this 12 month period of 46% versus previously escalated rents, (ii) income from unconsolidated joint ventures and (iii) property acquisitions, net of property dispositions.

QUARTERLY LEASING HIGHLIGHTS

Vacancy at June 30, 2001 was 316,397 useable square feet net of holdover tenants. During the quarter, 281,997 additional useable office square feet became available at an average escalated cash rent of \$29.00 per rentable square foot. Space available before holdovers to lease during the quarter totaled 594,575 useable square feet, or 5.9% of the total portfolio.

During the third quarter, 60 office leases were signed totaling 185,935 useable square feet with new cash rents

averaging \$40.65 per rentable square foot (exclusive of storage and retail space). Replacement rents were 40% greater than rents on previously occupied space, which had a fully escalated cash rent averaging \$29.17 per rentable square foot. Average tenant concessions were one month of free rent and an allowance of \$10.57 per rentable square foot. Including early renewals and excluding holdover tenants, the tenant renewal rate was 19%. 13 leases have expired comprising 45,031 useable square feet that are in a holdover status. This results in 345,645 useable square feet (net of holdovers) remaining available as of September 30, 2001.

The Company signed 10 leases for 14,102 useable square feet that were for early renewals. The early renewals for space were not scheduled to become available until after the fourth quarter of 2001. The Company was able to renew the current office tenants at an average cash rent of \$33.41, representing an increase of 57% over the previously fully escalated rents of \$21.26.

NEW ACTIVITY

New Property Activity

1250 Broadway Acquisition

On September 24, 2001 the Company acquired a 49.9% interest in 1250 Broadway from its joint venture partner, The Carlyle Group, for approximately \$29.5 million. In

FINANCIAL HIGHLIGHTS CONTINUED

THIRD QUARTER 2001
UNAUDITED



conjunction with this transaction, Salomon Smith Barney provided \$85 million of first mortgage financing. 1250 Broadway is a 39-story building with approximately 670,000 square feet, and occupies the block front between 31st and 32nd Streets on Broadway. It is currently 99.6% leased. The going-in cash NOI yield on the investment is approximately 9.5% per annum. The Company is currently implementing a \$5 million capital improvement program to significantly renovate and upgrade the property.

110 East 42nd Street Sale

The Company sold a 69,700 square foot condominium interest in its property located at 110 East 42nd Street for \$14.5 million, or approximately \$208 per square foot.

New Structured Finance Activity

News Building Preferred Equity Investment

On September 10, 2001 the Company announced that it has made a \$53.5 million preferred equity investment in The News Building, a 1.1 million square foot office building located at 220 East 42nd Street, New York. The interest was acquired from affiliates of The Witkoff Group and DRA Advisors, Inc. who continue to own a majority interest in the property. In connection with the transaction, SL Green will assume leasing responsibilities at the property.

Mezzanine Debt Activity

The Company has completed the following transactions:

- Originated \$57.7 million of structured finance assets at a retained yield after seller financing of 14.6% including \$30 million in October.
- Contributed \$25 million to PREI under the established investment program.

PREI Investment Program

The Company has entered into a non-exclusive investment program with Prudential Real Estate Investors (PREI) that will invest up to \$250 million in structured finance investments collateralized by New York City commercial real estate. Under the terms of the program, the Company and PREI will co-invest by purchasing 50% participation interests in structured finance investments originated, managed and serviced by the Company. The investment program will target mezzanine loans, first mortgage bridge loans, preferred equity, and junior mortgage participations in prime, well-located commercial real estate primarily in Midtown Manhattan. The Company will enhance its total return on investment through fees charged to the venture for origination, asset management and servicing as well as incentive returns based upon the overall performance of the investments.

FINANCIAL HIGHLIGHTS CONTINUED

THIRD QUARTER 2001
UNAUDITED



CAPITALIZATION AND LIQUIDITY

During the quarter, the Company obtained a \$65 million mortgage secured by 317 Madison Avenue. The \$65 million mortgage has a term of three years with two renewal options and bears interest at LIBOR plus 180 base points.

The Company's dividend payout ratio was 53.2% of FFO and 69.2% of FAD before first cycle leasing costs. These dividend payout ratios have increased due to the July common share issuance.

The Company's annual dividend distribution rate is \$1.55. The Company declared a quarterly dividend distribution to shareholders of record on September 28, 2001 of \$0.3875 per common share. The Company also declared a dividend of \$0.50 per share of Preferred Income Equity Redeemable Stock for shareholders of record as of September 28, 2001. Both dividends were paid on October 15, 2001.

OTHER

Common Share Issuance

On July 25th, the Company sold 5 million primary common shares at a gross price of \$30.66 per share. After the underwriter's discount, net proceeds to the Company totaled \$149.0 million, or \$29.80 per share. The immediate use of proceeds was to pay down the Company's unsecured revolving credit facility.

Dividend Reinvestment and Stock Purchase Plan

The Company filed a registration statement with the SEC to register a dividend reinvestment and stock purchase plan ("DRIP") which was declared effective on September 24, 2001. The Company registered 3 million shares of common stock under the DRIP.

2001 SAME STORE

673 First Avenue
470 Park Avenue South
70 West 36th Street
1414 Avenue of the Americas
292 Madison Avenue

1140 Avenue of the Americas
50 West 23rd Street
555 West 57th Street
711 Third Avenue
286 Madison Avenue

420 Lexington Avenue
1466 Broadway
440 Ninth Avenue
1372 Broadway
290 Madison Avenue

FINANCIAL HIGHLIGHTS



Third Quarter
Unaudited

	Three Months Ended September 30	
	2001	2000
Operational Information		
Total Revenues (000's)	\$61,924	\$60,874
Funds from Operations		
FFO per share- diluted	\$0.73	\$0.70
FFO Payout	53.2%	51.9%
Funds Available for Distribution		
FAD per share- diluted	\$0.56	\$0.47
FAD Payout	69.2%	76.5%
Adjusted Net Income available to common shareholders		
per share - diluted	\$0.44	\$0.62
Dividends per share	\$0.3875	\$0.3625
Same-store Cash NOI increase	15%	14%
Capitalization Data (000's)		
Total Assets	\$1,346,171	\$1,153,718
Total Debt	\$484,131	\$472,103
Minority Interest	\$46,474	\$41,753
Preferred Stock	\$111,117	\$110,667
Quarter End Closing Price - SLG Common Stock	\$31.52	\$28.06
Total Market Capitalization	\$1,878,278	\$1,450,883
Ratios		
Consolidated Debt to Total Market Capitalization	29.98%	35.24%
Joint Venture Debt Allocated	39.80%	40.19%
Portfolio		
Total Buildings		
Directly Owned	19	19
Joint Ventures	<u>6</u>	<u>4</u>
	25	23
Total SF	10,035,800	9,130,800
End of Quarter Occupancy	98%	98%

COMPARATIVE BALANCE SHEETS



Unaudited
(000's omitted)

	<u>9/30/2001</u>	<u>9/30/2000</u>	<u>+/-</u>	<u>6/30/2001</u>	<u>+/-</u>	<u>3/31/2001</u>	<u>+/-</u>
Assets							
Commercial real estate properties, at cost:							
Land & land interests	138,337	125,572	12,765	140,657	(2,320)	165,814	(27,477)
Buildings & improvements fee interest	679,821	609,089	70,732	683,889	(4,068)	785,280	(105,459)
Buildings & improvements leasehold	143,198	137,441	5,757	141,670	1,528	140,951	2,248
Buildings & improvements under capital lease	<u>12,208</u>	<u>12,208</u>	-	<u>12,208</u>	-	<u>12,208</u>	-
	973,564	884,310	89,254	978,424	(4,860)	1,104,253	(130,689)
Less accumulated depreciation	<u>(93,339)</u>	<u>(72,179)</u>	(21,160)	<u>(86,585)</u>	(6,754)	<u>(81,409)</u>	(11,929)
	880,225	812,131	68,094	891,839	(11,614)	1,022,844	(142,618)
Other Real Estate Investments:							
Investment in unconsolidated joint ventures	143,049	59,632	83,417	124,495	18,554	72,673	70,376
Mortgage loans and preferred equity investments	157,901	49,903	107,998	97,832	60,069	92,982	64,919
Properties held for sale	-	49,890	(49,890)	-	-	82,153	(82,153)
Cash and cash equivalents	5,991	14,064	(8,073)	43,742	(37,751)	8,078	(2,087)
Restricted cash:							
Tenant security	19,394	18,979	415	26,408	(7,014)	20,603	(1,209)
Escrows & other	17,710	15,604	2,106	11,108	6,602	22,842	(5,132)
Tenant and other receivables, net of \$3,905 reserve at 9/30/01	12,229	9,132	3,097	7,008	5,221	8,940	3,289
Related party receivables	1,883	964	919	955	928	1,046	837
Deferred rents receivable, net of reserve for tenant credit loss of \$4,813 at 9/30/01	50,060	43,452	6,608	49,354	706	46,843	3,217
Investment in and advances to affiliates	8,570	7,943	627	7,932	638	6,919	1,651
Deferred costs, net	36,066	37,924	(1,858)	37,446	(1,380)	40,940	(4,873)
Other assets	<u>13,093</u>	<u>34,100</u>	(21,007)	<u>21,546</u>	(8,452)	<u>16,650</u>	(3,557)
Total Assets	<u>1,346,171</u>	<u>1,153,718</u>	192,453	<u>1,319,665</u>	26,506	<u>1,443,513</u>	(97,342)

COMPARATIVE BALANCE SHEETS



Unaudited
(000's omitted)

	<u>9/30/2001</u>	<u>9/30/2000</u>	<u>+/-</u>	<u>6/30/2001</u>	<u>+/-</u>	<u>3/31/2001</u>	<u>+/-</u>
Liabilities and Stockholders' Equity							
Mortgage notes payable	411,393	345,351	66,042	325,411	85,982	528,535	(117,142)
Revolving credit facilities	72,738	126,752	(54,014)	283,238	(210,500)	211,926	(139,188)
Derivative Instruments-fair value	4,987	-	4,987	2,383	2,604	2,814	2,173
Accrued interest payable	1,935	3,069	(1,134)	2,533	(598)	3,676	(1,741)
Accounts payable and accrued expenses	20,827	28,045	(7,218)	20,922	(95)	22,122	(1,295)
Deferred compensation awards	1,838	-	1,838	1,838	-	1,838	-
Deferred revenue	1,363	1,444	(81)	1,587	(224)	2,073	(711)
Capitalized lease obligations	15,505	15,242	263	15,437	68	15,369	136
Deferred land lease payable	13,926	12,805	1,121	13,866	60	13,512	414
Dividend and distributions payable	14,775	12,065	2,710	12,796	1,979	12,746	2,030
Security deposits	18,903	18,951	(48)	20,776	(1,873)	20,137	(1,234)
Total Liabilities	578,190	563,724	14,466	700,787	(122,596)	834,748	(256,558)
Minority interest (2,278 units outstanding)	46,474	41,753	4,721	43,546	2,928	43,062	3,411
8% Preferred Income Equity Redeemable Shares \$0.01 par value, \$25.00 mandatory liquidation preference, 4,600 outstanding	111,117	110,667	450	111,002	114	110,888	229
Stockholders' Equity							
Common stock, \$.01 par value 100,000 shares authorized, 29,945 issued and outstanding at 9/30/01	300	245	55	249	51	248	52
Additional paid – in capital	582,874	428,635	154,239	436,262	146,612	433,482	149,392
Deferred compensation plans & officer loans	(8,400)	(5,939)	(2,461)	(9,072)	671	(9,400)	1,000
Accumulated Other Comprehensive Income (loss)	(4,500)	-	(4,500)	(1,896)	(2,604)	(2,409)	(2,091)
Retained earnings	40,116	14,633	25,483	38,787	1,329	32,894	7,221
Total Stockholders' Equity	610,390	437,574	172,816	464,330	146,060	454,815	155,575
Total Liabilities and Stockholders' Equity	1,346,171	1,153,718	192,453	1,319,665	26,506	1,443,513	(97,342)

COMPARATIVE STATEMENTS OF OPERATIONS



Unaudited
(\$000's omitted)

	Three Months Ended					Three Months Ended		Nine Months Ended	
	Sep-01	Sep-00	+/-	%		Jun-01	Sep-01	Sep-01	Sep-01
Revenues									
Rental revenue, net	46,426	44,482	1,944	4%	51,208		149,625		
Free rent	877	1,978	(1,101)	-56%	1,136		3,961		
Amortization of free rent	(739)	(851)	112	-13%	(816)		(2,393)		
Net free rent	138	1,127	(989)	-88%	320		1,568		
Straight-line rent	1,783	2,237	(453)	-20%	2,335		6,669.3		
Allowance for S/L tenant credit loss	(377)	(199)	(178)	90%	(458)		(1,484)		
Escalation and reimbursement revenues	9,114	7,593	1,521	20%	7,296		24,467		
Signage rent	424	496	(72)	-14%	179		953		
Preferred Equity Investment	630	1,272	(642)	-50%	-		630		
Investment income	3,306	3,696	(391)	-11%	5,046		11,626		
Other income	479	170	309	182%	550		1,339		
Total Revenues, net	61,924	60,874	1,050	2%	66,476		195,394		
Equity in income/(loss) from affiliates	(57)	71	(128)	-181%	(658)		(984)		
Equity in income from unconsolidated joint ventures	2,752	586	2,166	370%	1,756		6,021		
Expenses									
Operating expenses	15,076	15,260	(184)	-1%	14,081		44,983		
Ground rent	3,101	3,164	(63)	-2%	3,159		9,419		
Real estate taxes	7,452	7,299	152	2%	7,958		23,590		
Marketing, general and administrative	4,116	2,540	1,576	62%	3,668		11,331		
Total Operating Expenses	29,745	28,263	1,481	5%	28,866		89,323		
EBITDA	34,874	33,268	1,608	5%	38,708		111,108		
Interest	9,785	10,698	(913)	-9%	13,171		36,853		
Depreciation and amortization	9,047	8,300	747	9%	9,189		27,956		
Income Before Minority Interest	16,042	14,270	1,772	12%	16,348		46,299		
Extraordinary loss- early debt extinguishment	(332)	-	(332)	0%	-		(430)		
Gain on sale of properties	647	-	647	0%	3,002		5,163		
Gain on redemption of preferred equity inv.	-	5,624	(5,624)	-100%	-		-		
Cumulative effect of accounting change	-	-	-	0%	-		(532)		
Minority interest - OP	(1,010)	(1,496)	486	-32%	(1,405)		(3,496)		
Net Income	15,347	18,398	(3,051)	-17%	17,945		47,004		
Dividends on preferred shares	2,300	2,300	-	0%	2,300		6,900		
Preferred stock accretion	114	107	7	6%	115		343		
Income Available For Common Shares	12,933	15,991	(3,058)	-19%	15,530		39,761		

COMPARATIVE STATEMENTS OF OPERATIONS



Unaudited
(\$000's omitted)

Ratios	Three Months Ended		Three Months Ended	Nine Months Ended
	Sep-01	Sep-00	Jun-01	Sep-01
MG&A to Real Estate Revenue, net	7.16%	4.56%	6.02%	6.23%
MG&A to Total Revenue, net	6.65%	4.17%	5.52%	5.80%
Operating Expense to Real Estate Revenue, net	26.21%	27.38%	23.13%	24.74%
EBITDA to Real Estate Revenue, net	60.64%	59.69%	63.58%	61.12%
EBITDA before Ground Rent to Real Estate Revenue, net	66.03%	65.36%	68.77%	66.30%

(\$000's omitted - except per share data)

Per share data:

Income available for common shares	12,933	15,991	15,530	39,761
Net income per share (basic)	0.45	0.65	0.63	1.53
Net income per share (diluted)	0.44	0.62	0.60	1.51
Book/Tax Depreciation Adjustment	1,843	332	1,985	5,643
Book/Tax Gain Recognition Adjustment	1,393	-	998	3,077
Other Operating Adjustments	(2,803)	(3,541)	(3,809)	(10,095)
C-corp Earnings	743	61	658	1,671
Taxable Income	14,109	12,843	15,362	40,057
Dividend per share	0.3875	0.3625	0.3875	1.1625
Estimated payout of taxable income	70%	78%	62%	76%
Basic weighted average common shares	28,511	24,458	24,706	25,988
Diluted weighted average common shares and common share equivalents outstanding	31,373	31,999	32,183	28,792

Payout of Taxable Income Analysis:

Estimated taxable income is derived from net income less straightline rent, free rent net of amortization of free rent, plus tax gain on sale of properties, credit loss, straightline ground rent and the difference between tax and GAAP depreciation. The Company has deferred the taxable gain on the sales 29 West 35th Street, 17 Battery Place South, and 1412 Broadway through 1031 exchanges.

JOINT VENTURE STATEMENTS

Balance sheet for unconsolidated joint ventures
Unaudited
(000's omitted)



September 30, 2001

September 30, 2000

	<u>Total Property</u>	<u>SLG Property Interest</u>		<u>Total Property</u>	<u>SLG Property Interest</u>
Land & land interests	129,751	75,552		69,468	32,774
Buildings & improvements	547,460	321,570		288,625	135,781
Less accumulated depreciation	(15,532)	(10,072)		(5,948)	(2,786)
Net Real Estate	661,679	387,050		352,145	165,769
Cash and cash equivalents	10,638	6,578		5,857	2,969
Restricted cash	23,433	15,775		9,937	4,632
Tenant receivables, net of \$95 reserve	5,585	3,963		1,611	742
Deferred rents receivable, net of reserve for tenant credit loss of \$308 at 9/30/01	5,600	3,556		3,680	1,669
Deferred costs, net	9,095	6,464		4,874	2,168
Other assets	4,681	2,786		2,977	2,028
Total Assets	720,712	426,172		381,081	179,977
Mortgage loan payable	445,000	263,478	references page 19 & 22	238,650	111,040
Accrued interest payable	1,642	885		1,559	745
Accounts payable and accrued expenses	18,266	14,362		6,382	3,013
Security deposits	6,340	4,375		5,915	2,726
Contributed Capital (1)	249,464	143,072	references page 11	128,575	62,453
Total Liabilities and Equity	720,712	426,172		381,081	179,977

As of September 30, 2001 the Company has six joint venture interests representing a 50% interest in 180 Madison Avenue acquired in December 2000, a 49.9% interest in 1250 Broadway acquired in September 2001, a 50% interest in 100 Park Avenue acquired in February 2000, a 35% interest in 321 West 44th Street contributed May 2000, a 35% interest in 469 Seventh Avenue acquired in January 2001, and a 55% interest in 1 Park Avenue contributed in June 2001. These interests are accounted for on the equity method of accounting and, therefore, are not consolidated into the company's financial statements. Additional detail is available on page 33.

(1) This analysis excludes certain residual interests in the entity that held 90 Broad Street (sold November 2000).

JOINT VENTURE STATEMENTS

Statements of operations for unconsolidated joint ventures
Unaudited
(000's omitted)



	Three Months Ended September 30, 2001			Three Months Ended September 30, 2000		
	Total Property	SLG Property Interest	SLG Subsidiary	Total Property	SLG Property Interest	SLG Subsidiary
Revenues						
Rental Revenue, net	21,628	11,463		13,141	6,202	
Free rent	192	140		670	270	
Amortization of free rent	(71)	(37)		(82)	(36)	
Net free rent	121	103		588	234	
Straight-line rent	1,008	516		712	324	
Allowance for S/L tenant credit loss	(185)	(105)		(189)	(82)	
Escalation and reimbursement revenues	4,999	2,657		2,171	978	
Investment income	174	93		190	93	
Other income	24	12		15	6	
Total Revenues, net	27,585	14,738		16,628	7,755	
Expenses						
Operating expenses	6,827	3,577		5,595	2,530	
Real estate taxes	4,264	2,269		2,695	1,297	
Total Operating Expenses	10,899	5,846		8,290	3,827	
GAAP NOI	16,863	8,997		8,527	4,010	
Cash NOI	9,123	8,378		7,227	3,452	
Interest	7,159	3,733		5,166	2,400	
Depreciation and amortization	4,279	2,408		2,047	942	
Net Income (1)	5,240	2,752	references page 13	1,125	586	
Plus: Real Estate Depreciation	3,903	2,225	references page 18	1,813	842	
Plus: Extraordinary Loss	-	-		-	-	
Plus: Management & Leasing Fees	-	-	192	-	-	65
Funds From Operations	9,143	4,977		2,938	1,428	
FAD Adjustments:						
Plus: Non Real Estate Depreciation	376	183		233	100	
Plus: 2% Allowance for S/L Tenant Credit Loss	185	91		189	82	
Less: Free and S/L Rent	(1,129)	(556)		(1,300)	(558)	
Less: Second Cycle Tenant Improvement, Leasing Commissions & Recurring Capex	(3,656)	(2,692)		(595)	(255)	
	(4,224)	(2,973)		(1,473)	(631)	
Operating Expense to Real Estate Revenue, net	24.60%	24.27%		33.68%	32.69%	
GAAP NOI to Real Estate Revenue, net	60.75%	61.05%		51.33%	51.82%	
Cash NOI to Real Estate Revenue, net	32.87%	56.85%		43.50%	44.62%	

CONDENSED CONSOLIDATED STATEMENT OF STOCKHOLDERS' EQUITY



(\$000's omitted)

	<u>Common Stock</u>	<u>Additional Paid-In Capital</u>	<u>Retained Earnings / (Distributions In Excess of Earnings)</u>	<u>Deferred Compensation Plan / Officers' Loan</u>	<u>Accumulated Other Comprehensive Loss</u>	<u>TOTAL</u>
Balance at December 31, 1998	240	416,939	(8,559)	(3,794)		404,826
Balance at December 31, 1999	242	421,958	(9,422)	(6,674)	-	406,104
Net Income			86,217			86,217
Preferred dividend and accretion			(9,626)			(9,626)
Deferred compensation plan		253		6		259
Exercise of employee stock options	3	4,359				4,362
Cash distributions declared (\$1.475 per common share)			(36,003)			(36,003)
Redemption of operating partnership units	1	2,128				2,129
Amortization of officers' loan and deferred compensation				1,631		1,631
Balance at December 31, 2000	246	428,698	31,166	(5,037)	-	455,073
Net Income			47,004			47,004
Cumulative Effect of Accounting Change					(811)	(811)
Preferred Dividend and Accretion			(7,243)			(7,243)
Proceeds from common stock offering & revaluation of minority interest (\$2,927)	50	144,874				144,924
Deferred compensation plan	1	3,704		(4,410)		(705)
Exercise of employee stock options	3	5,051				5,054
Cash distributions declared (\$1.1625 per common share)			(30,811)			(30,811)
Redemption of operating partnership units		547				547
Comprehensive Income - Unrealized loss of derivative instruments					(3,689)	(3,689)
Amortization of officers' loan and deferred compensation				1,047		1,047
Balance at September 30, 2001 (Unaudited)	300	582,874	40,116	(8,400)	(4,500)	610,390

RECONCILIATION OF SHARES AND UNITS OUTSTANDING, AND DILUTION COMPUTATION

	<u>Common Stock</u>	<u>OP Units</u>	<u>Basic Shares</u>	<u>Dilution Factor</u>	<u>Diluted Shares</u>
Balance at December 31, 1998	23,951,826	2,428,056	26,379,882		26,379,882
Balance at December 31, 1999	24,184,217	2,428,056	26,612,273		26,612,273
Balance at December 31, 2000	24,515,994	2,307,515	26,823,509		26,823,509
Option/OP Units Converted	277,879	(29,111)	248,768	(152,981)	95,787
Deferred Compensation Program	150,500		150,500	(22,445)	128,055
Common Stock Offering	5,000,000		5,000,000	(3,772,894)	1,227,106
Unexercised Option Share Equivalents			-	517,948	517,948
Preferred Stock "If Converted" Method to common stock			-	4,698,900	4,698,900
Balance at September 30, 2001(Unaudited)	29,944,373	2,278,404	32,222,777	1,268,528	33,491,305

COMPARATIVE COMPUTATION OF FFO AND FAD

Unaudited

(\$000's omitted - except per share data)



	Three Months Ended Sept 30			Three Months Ended June 30		Three Months Ended Mar 31	
	2001	2000	% Change	2001	% Change	2001	% Change
Funds from operations							
Net Income before Minority Interests	16,042	14,270	12%	16,348	-2%	13,909	15%
Add:							
Depreciation and Amortization	9,047	8,300	9%	9,189	-2%	9,720	-7%
FFO adjustment for Joint Ventures	2,225	842	164%	1,358	64%	996	123%
Less:							
Dividends on Preferred Shares	2,300	2,300	0%	2,300	0%	2,300	0%
Non Real Estate Depreciation/Amortization of Finance Costs	1,059	1,042	2%	1,157	-9%	1,155	-8%
Funds From Operations - Basic	23,955	20,070	19%	23,438	2%	21,170	13%
Funds From Operations - Basic per Share	0.78	0.75	4%	0.87	-10%	0.79	-1%
Add:							
Dividends on Preferred Shares	2,300	2,300	0%	2,300	0%	2,300	0%
Funds From Operations - Diluted	26,255	22,370	17%	25,738	2%	23,470	12%
Funds From Operations - Diluted per Share	0.73	0.70	4%	0.80	-9%	0.73	0%
Funds Available for Distribution							
FFO (1)	26,255	20,070	31%	25,738	2%	23,470	12%
Add:							
Non Real Estate Depreciation	1,059	1,042	2%	1,157	-9%	1,155	-8%
2% Allowance for S/L Tenant Credit Loss	377	199	90%	458	-18%	649	-42%
Straight-line Ground Rent	60	312	-81%	354	-83%	354	-83%
Non-cash Deferred Compensation	349	422	-17%	350	0%	349	0%
FAD adjustment for Joint Ventures & Emerge	(2,922)	(631)	363%	(2,940)	-1%	(739)	295%
Less:							
Straight-line Rental Income	1,783	2,237	-20%	2,335	-24%	2,551	-30%
Free Rent - Occupied (Net of Amortization, incl. First Cycle)	138	1,127	-88%	320	-57%	1,110	-88%
Amortization of Mortgage Investment Discount	177	1,119	-84%	(5,608)	-103%	759	-77%
Second Cycle Tenant Improvement & Leasing Commission on Existing Space	2,449	3,118	-21%	1,799	36%	3,558	-31%
Recurring Building Improvements	431	871	-51%	481	-10%	327	32%
Funds Available for Distribution	20,200	12,942	56%	25,790	-22%	16,932	19%
Diluted per Share	0.56	0.47	19%	0.80	-30%	0.53	6%
First Cycle Leasing Costs							
Tenant Improvement & Leasing Commissions	7	680	-99%	14	-50%	539	-99%
Funds Available for Distribution after First Cycle Leasing Costs	20,193	12,262	65%	25,776	-22%	16,393	23%
Funds Available for Distribution per Diluted Weighted Average Unit and Common Share	0.64	0.45	43%	0.94	-31%	0.51	26%
Redevelopment Costs	4,147	3,778	10%	2,225	86%	2,789	49%
Payout Ratio of Funds From Operations	53.24%	51.85%	3%	48.43%	10%	53.00%	0%
Payout Ratio of Funds Available for Distribution Before First Cycle	69.20%	76.47%	-10%	48.34%	43%	72.57%	-5%

(1) For the calculation of funds available for distribution, the FFO Diluted was used for 2Q01 and 3Q01.

SELECTED FINANCIAL DATA

Capitalization Analysis

Unaudited

(\$000's omitted)



	September 30,		June 30,	March 31,
	2001	2000	2001	2001
Market Capitalization				
Common Equity:				
Common Shares Outstanding	29,945	24,516	24,859	24,705
OP Units Outstanding	2,278	2,308	2,281	2,283
Total Common Equity (Shares and Units)	32,223	26,824	27,140	26,988
Share Price at (End of Period)	31.52	28.06	30.31	27.45
Equity Market Value	1,015,669	752,740	822,621	740,821
Preferred Equity at Liquidation Value:	115,000	115,000	115,000	115,000
Real Estate Debt				
Property Level Mortgage Debt	411,393	345,351	325,411	528,535
Company's portion of Joint Venture Mortgages	263,478	111,040	213,452	128,408
Outstanding Balance on – Secured Credit Line	19,738	27,752	45,238	44,926
Outstanding Balance on – Unsecured Credit Line	53,000	99,000	238,000	167,000
Total Combined Debt	747,609	583,143	822,102	868,869
Total Market Cap (Debt & Equity)	1,878,278	1,450,883	1,759,723	1,724,690
Lines of Credit Availability				
Senior Unsecured Line of Credit				
Maximum Line Available	300,000	250,000	300,000	300,000
Letters of Credit issued	5,000	-	5,000	5,000
Outstanding Balance	53,000	99,000	238,000	167,000
Net Line Availability	242,000	151,000	57,000	128,000
Secured Line of Credit				
Maximum Line Available	60,000	50,000	60,000	60,000
Outstanding Balance	19,738	27,752	45,238	44,926
Prudential Line Availability	40,262	22,248	14,762	15,074
Total Availability under Lines of Credit	282,262	173,248	71,762	143,074
Ratio Analysis				
Consolidated Basis				
Debt to Market Cap Ratio	29.98%	35.24%	39.36%	46.39%
Debt to Gross Real Estate Book Ratio (1)	48.31%	48.23%	58.31%	59.23%
Secured Real Estate Debt to Secured Assets Gross Book (1)	67.51%	55.77%	68.37%	75.98%
Unsecured Debt to Unencumbered Assets-Gross Book Value (1)	15.67%	32.86%	62.74%	46.18%
Secured Line of Credit to Structured Finance Assets (1)	12.50%	46.33%	41.95%	48.32%
Joint Ventures Allocated				
Combined Debt to Market Cap Ratio	39.80%	40.19%	46.72%	50.38%
Debt to Gross Real Estate Book Ratio (1)	53.77%	50.96%	60.10%	60.23%
Secured Debt to Secured Assets Gross Book (1)	67.38%	57.99%	67.15%	73.87%
Unsecured Debt to Unencumbered Assets-Gross Book Value (1)	15.67%	32.86%	62.74%	46.18%
Secured Line of Credit to Structured Finance Assets (1)	12.50%	46.33%	41.95%	48.32%

(1) Excludes property under capital lease

SELECTED FINANCIAL DATA

Property NOI and Coverage Ratios

Unaudited

(\$000's omitted)



	Three Months Ended September 30				Three Months Ended June 30		
	2001	2000	+/-	% Change	2001	+/-	% Change
Funds from operations	23,955	20,070	3,885	19%	23,438	517	2%
Less: Non – Building Revenue	6,354	6,023	331	5%	6,195	159	3%
Plus: 2% Reserve for Tenant Credit Loss	377	199	178	90%	458	(81)	-18%
Interest Expense (incl. Capital Lease Int.)	9,785	10,698	(913)	-9%	13,171	(3,386)	-26%
Non Real Estate Depreciation	1,059	1,042	17	2%	1,157	(98)	-8%
MG&A Expense	4,116	2,540	1,576	62%	3,668	448	12%
Preferred Dividend	2,300	2,300	-	0%	2,300	-	0%
GAAP NOI	35,237	30,826	4,411	14%	37,997	(2,760)	-7%
Cash adjustments							
Less: Free Rent (Net of Amortization)	138	1,127	(989)	-88%	320	(182)	-57%
Straightline Revenue Adjustment	1,783	2,237	(454)	-20%	2,335	(552)	-24%
Plus: Ground Lease Straight-line Adjustment	60	312	(252)	-81%	354	(294)	-83%
Cash NOI	33,376	27,774	5,602	20%	35,696	(2,320)	-6%
Real Estate Revenue, net	57,886	55,936	1,950	3%	61,338	(3,452)	-6%
Operating margins							
GAAP NOI/Real Estate Revenue, net	60.87%	55.11%			61.95%		
Cash NOI/Real Estate Revenue, net	57.66%	49.65%			58.20%		
GAAP NOI before Ground Rent/Real Estate Revenue, net	60.87%	60.77%			72.25%		
Cash NOI before Ground Rent/Real Estate Revenue, net	57.55%	54.75%			67.92%		
Components of debt and fixed charges							
Interest on Fixed Rate Loans	5,705	4,376	1,329	30%	6,876	(1,171)	-17%
Interest on Floating Rate Loans	4,080	6,322	(2,242)	-35%	6,295	(2,215)	-35%
Fixed Amortization Principal Payments	1,196	943	253	27%	1,004	192	19%
Total Debt Service	10,981	11,641	(660)	-6%	14,175	(3,194)	-23%
Payments under Ground Lease Arrangements	3,041	2,852	189	7%	2,806	235	8%
Preferred Stock Dividend	2,300	2,300	-	0%	2,300	-	0%
Total Fixed Charges	16,322	16,793	(471)	-3%	19,280	(2,957)	-15%
Adjusted EBITDA	39,005	34,531			41,379		
Interest Coverage Ratio	3.99	3.23			3.14		
Debt Service Coverage ratio	3.55	2.97			2.92		
Fixed Charge Coverage ratio	2.39	2.06			2.15		

SELECTED FINANCIAL DATA

2001 Same Store
Unaudited
(\$000's omitted)



	Three Months Ended September 30				Three Months Ended June 30		
	2001	2000	+/-	% Change	2001	+/-	% Change
Revenues							
Rental Revenue	39,760	38,745	1,015	3%	39,789	(29)	0%
Credit Loss	(279)	(132)	(147)	111%	(283)	4	-1%
Signage Rent	372	496	(124)	-25%	141	231	164%
Escalation & Reimbursement Revenues	7,170	6,304	866	14%	6,155	1,015	16%
Investment & Other Income	388	281	107	38%	324	64	20%
Total Revenues	47,411	45,694	1,717	4%	46,125	1,286	3%
Expenses							
Operating Expense	11,667	11,665	2	0%	10,146	1,521	15%
Ground Rent	3,101	3,164	(63)	-2%	3,159	(58)	0%
Real Estate Taxes	6,111	5,934	177	3%	5,738	373	7%
Total Operating Expenses	20,879	20,763	116	1%	19,043	1,836	10%
EBITDA	26,532	24,931	1,601	6%	27,083	(551)	-2%
Interest	6,862	6,065	797	13%	6,977	(115)	-2%
Depreciation & Amortization	6,622	6,127	495	8%	6,249	373	6%
Income Before Minority Interest	13,048	12,739	309	2%	13,856	(808)	-6%
Plus: Real Estate Depreciation & Amortization	6,403	5,738	665	12%	6,031	372	6%
FFO	19,451	18,477	974	5%	19,887	(436)	-2%
Less: Non – Building Revenue	175	252	(77)	-31%	223	(48)	-21%
Plus: 2% Reserve for Tenant Credit Loss	279	132	147	111%	283	(4)	-1%
Interest Expense	6,862	6,065	797	13%	6,977	(115)	-2%
Non Real Estate Depreciation	220	389	(169)	-43%	219	1	1%
GAAP NOI	26,637	24,811	1,826	7%	27,143	(506)	-2%
Cash Adjustments							
Less: Free Rent (Net of Amortization)	(127)	1,026	(1,153)	-112%	281	(408)	-145%
Straightline Revenue Adjustment	1,250	1,784	(534)	-30%	1,622	(372)	-23%
Plus: Ground Lease Straight-line Adjustment	121	312	(191)	-61%	354	-	0%
Cash NOI	25,635	22,313	3,322	15%	25,594	41	0%
Operating Margins							
GAAP NOI to Real Estate Revenue, net	56.06%	54.44%			58.77%		
Cash NOI to Real Estate Revenue, net	53.95%	48.96%			55.42%		
GAAP NOI before Ground Rent/Real Estate Revenue, net	62.59%	61.38%			65.61%		
Cash NOI before Ground Rent/Real Estate Revenue, net	60.22%	55.22%			61.49%		

DEBT SUMMARY SCHEDULE

Unaudited
(\$000's omitted)



	Principal O/S 9/30/2001	Coupon	2001 Annual Payment	2001 Principal Repayment	Maturity Date	Due at Maturity	Earliest Contractual Prepayment Date
Fixed rate secured debt							
Property							
673 First Avenue	9,757	9.00%	3,985	3,014	12/13/2003	2,000	Open
470 Park Avenue South	9,463	8.25%	1,207	416	4/1/2004	8,285	Open
50 West 23rd Street	21,000	7.33%	1,539	-	8/1/2007	19,234	Aug-01
CIBC (against 1414 Ave. of Americas and 70 W. 36th St.)	26,104	7.90%	2,223	178	5/1/2009	12,196	Apr-03
711 Third Avenue	48,916	8.13%	4,388	406	9/10/2005	22,825	Jun-04
555 West 57th Street (Libor collar of 6.10% - 6.58% + 200bps)	69,099	8.10%	-	676	11/1/2004	66,959	Open
420 Lexington Avenue	125,000	8.44%	10,694	255	11/1/2010	104,406	Open
875 Bridgeport Avenue, CT (1031 exchange asset)	14,876	8.32%	1,272	34	5/10/2025	5,466	Open
Total Fixed Rate Secured Debt	324,215	8.21% wtd avg	25,308	4,979			
Floating rate Debt							
Secured floating rate debt							
317 Madison (Libor + 180bp)	65,000	5.38%	-	-	8/1/2004	65,000	Open
Structured Finance Loan (Libor + 100bp)	22,178	4.64%	-	-	11/1/2002	22,178	Nov-02
Prudential Line of Credit (Libor + 125bps)	19,738	4.98%	-	-	12/22/2001	19,738	Open
Total Floating Rate Secured Debt	106,916	5.15% wtd avg					
Unsecured floating rate debt							
Senior Unsecured Line of Credit (Libor + 150 bps)	53,000	5.64%	-	-	6/27/2003	53,000	Open
Total Floating Rate Unsecured Debt	53,000	5.64% wtd avg					
Total Floating Rate Debt Outstanding	159,916	5.31% wtd avg					
Total Debt	484,131	7.25% wtd avg					
Weighted Average Balance & Interest Rate	431,863	7.29%					

SUMMARY OF JOINT VENTURE DEBT

	Principal O/S							
	Gross Principal	SLG Share						
JOINT VENTURE DEBT								
180 Madison JV	32,000	15,968	7.81%	2,499	-	12/1/2005	30,778	Open
1250 Broadway (Libor + 250bp)	85,000	84,830	5.29%	-	-	10/1/2004	85,000	Open
469 Seventh Avenue (Libor + 225 bp)	36,000	12,600	5.68%	-	-	2/1/2003	12,600	Open
321 W 44th JV (Libor + 250bps)	22,000	7,700	6.08%	-	-	4/30/2003	7,700	Open
1 Park Avenue (Libor + 150 bps)	150,000	82,500	5.35%	-	-	1/10/2004	82,500	Open
100 Park Avenue JV	120,000	59,880	8.00%	9,733	187	9/1/2010	107,488	Open
Total Joint Venture Debt	445,000	263,478	6.12%	12,232	187			
Weighted Average Balance & Interest Rate with SLG JV debt	647,931	6.99%						

SUMMARY OF GROUND LEASE ARRANGEMENTS

Consolidated Statement (REIT)

(\$000's omitted)



<u>Property</u>	<u>2001 Scheduled Cash Payment (000's)</u>	<u>2002 Scheduled Cash Payment (000's)</u>	<u>2003 Scheduled Cash Payment (000's)</u>	<u>2004 Scheduled Cash Payment (000's)</u>	<u>Deferred Land Lease Obligations (1)</u>	<u>Year of Maturity</u>
<u>Operating Leases</u>						
673 1st Avenue	3,010	3,010	3,010	3,010	12,182	2037
1140 Avenue of Americas (2)	348	348	348	348	-	2016 (3)
420 Lexington (2)	7,074	7,074	7,074	7,074	-	2008 (4)
711 3rd Avenue (2) (5)	1,163	1,550	1,550	1,550	1,744	2032
Total	11,595	11,982	11,982	11,982	13,926	
<u>Capitalized Lease</u>						
673 1st Avenue	1,290	1,290	1,290	1,290	15,505	2037

(1) Per the balance sheet at September 30, 2001.

(2) These ground leases are classified as operating leases and, therefore, do not appear on the balance sheet as an obligation.

(3) The Company has a unilateral option to extend the ground lease for an additional 50 years, to 2066.

(4) Subject to renewal at the Company's option through 2029.

(5) Excludes portion payable to SL Green as owner of 50% leasehold.

MORTGAGE INVESTMENTS AND PREFERRED EQUITY



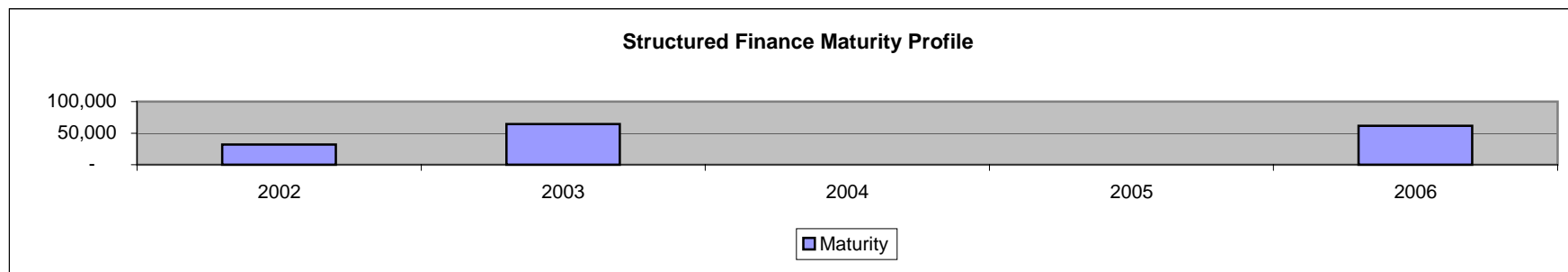
(\$000's omitted)

	<u>Assets Outstanding</u>	<u>Wtd Average Assets during quarter</u>	<u>Wtd Average Yield during quarter</u>	<u>Run Rate Yield**</u>	<u>Libor Rate</u>
9/30/2000	49,903			22.12%	6.63%
Originations/Accretion*	1,390				
Redemptions	-				
12/31/2000	<u>51,293</u>	50,598	22.10%	22.30%	6.82%
Originations/Accretion*	41,689				
Redemptions	-				
3/31/2001	<u>92,982</u>	56,527	19.92%	15.87%	5.75%
Originations/Accretion*	60,651				
Redemptions	<u>(55,802)</u>				
6/30/2001	<u>97,832</u>	70,607	15.04%	13.65%	4.52%
Originations/Accretion*	28,457				
Preferred Equity	53,500				
Redemptions	<u>(21,888)</u>				
9/30/2001	<u>157,901</u>	114,248	16.50%	14.88%	3.73%

* Accretion includes original issue discounts and compounding investment income.

** Run rate yield, net of seller financing, based on current outstanding balance at September 30, 2001 is 12.14%.

Current Maturity Profile



SELECTED PROPERTY DATA



Properties	Submarket	Ownership	Rentable Sq. Feet	% of Total Sq. Feet	Percent Occupied				Annualized Rent (\$'s)	Annualized Rent as % of Wholly Owned	Annualized Rent as % of SLG Interests	Number of Tenants
					9/30/2001	6/30/2001	3/31/2001	12/31/2000				
PROPERTIES 100% OWNED												
"Same Store"												
673 First Avenue	Grand Central South	Leasehold Interest	422,000	4	100	100	100	100	12,798,564	7	5	14
470 Park Avenue South	Park Avenue South/ Flatiron	Fee Interest	260,000	3	99	99	99	99	7,036,011	4	3	26
70 W. 36th Street	Garment	Fee Interest	151,000	2	96	96	98	96	3,478,496	2	1	28
1414 Avenue of the Americas	Rockefeller Center	Fee Interest	111,000	1	98	98	97	99	4,103,704	2	2	27
1372 Broadway	Garment	Fee Interest	508,000	5	100	99	99	99	13,118,419	7	5	26
1140 A of A	Rockefeller Center	Leasehold Interest	191,000	2	100	100	100	100	6,908,066	4	3	26
50 W. 23rd Street	Chelsea	Fee Interest	333,000	3	99	99	99	99	7,547,360	4	3	17
1466 Broadway	Times Square	Fee Interest	289,000	3	81	81	83	84	8,746,137	5	4	96
420 Lexington Ave (Graybar)	Grand Central North	Operating Sublease	1,188,000	12	97	99	99	100	38,295,210	20	16	245
440 Ninth Avenue	Garment	Fee Interest	339,000	3	91	99	98	94	7,336,672	4	3	16
711 Third Avenue	Grand Central North	Operating Sublease (1)	524,000	5	100	100	100	100	18,774,013	10	8	21
555 West 57th	Midtown West	Fee Interest	941,000	9	100	100	100	100	18,515,524	10	8	24
286 Madison Avenue	Grand Central South	Fee Interest	112,000	1	99	100	98	98	3,316,917	2	1	40
290 Madison Avenue	Grand Central South	Fee Interest	36,800	1	100	100	100	100	1,309,932	1	1	4
292 Madison Avenue	Grand Central South	Fee Interest	<u>187,000</u>	<u>2</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>6,143,699</u>	<u>3</u>	<u>3</u>	<u>18</u>
Subtotal / Weighted Average			5,592,800	56	98	99	98	98	157,428,724	82	66	628
2001 Acquisitions												
317 Madison	Grand Central	Fee Interest	450,000	4	96	96	0	0	12,178,444	6	5	103
1370 Broadway	Garment	Fee Interest	<u>255,000</u>	<u>3</u>	<u>99</u>	<u>99</u>	<u>99</u>	<u>0</u>	<u>6,822,310</u>	<u>4</u>	<u>3</u>	<u>29</u>
Subtotal / Weighted Average			705,000	7	97	97	99	0	19,000,754	10	8	132
2001 Adjustments												
110 East 42nd Street	Grand Central	Fee Interest	181,000	2	100	100	100	100	5,696,156	3	2	28
17 Battery Place - North	World Trade/ Battery	Fee Interest	<u>419,000</u>	<u>4</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>8,434,440</u>	<u>4</u>	<u>4</u>	<u>7</u>
Subtotal / Weighted Average			600,000	6	100	100	100	100	14,130,596	7	6	35
Total/ Weighted Average Properties 100% Owned			6,897,800	69	98	98	99	99	190,560,074	100	80	795
PROPERTIES <100% OWNED												
Unconsolidated												
180 Madison Avenue - 50%	Grand Central South	Fee Interest	265,000	3	90	90	89	87	5,466,756		1	54
1 Park Avenue - 55%	Grand Central South	Various Interests	913,000	9	98	97	97		32,315,648		7	16
1250 Broadway - 99.8%	Penn Station	Fee Interest	670,000	7	100	100	100	100	16,321,890		4	27
469 Seventh Avenue - 35%	Penn Station	Fee Interest	253,000	2	96	90	90	90	5,975,913		1	19
100 Park Avenue - 50%	Grand Central South	Fee Interest	834,000	8	97	100	100	100	28,619,173		6	37
321 West 44th Street - 35%	Times Square	Fee Interest	<u>203,000</u>	<u>2</u>	<u>98</u>	<u>96</u>	<u>96</u>	<u>97</u>	<u>3,865,280</u>		<u>1</u>	<u>26</u>
Subtotal / Weighted Average			3,138,000	31	97	97	97	97	92,564,660		20	179
Grand Total/ Weighted Average			10,035,800	100	98	98	98	98	283,124,734			974
Grand Total - SLG share of Annualized Rent									245,076,223		100	

(1) Including Ownership of 50% in Building Fee

LARGEST TENANTS BY SQUARE FEET LEASED



Wholly Owned Portfolio + Allocated JV Properties								
<u>Tenant</u>	<u>Property</u>	<u>Lease Expiration</u>	<u>Total Leased Square Feet</u>	<u>Annualized Rent (\$)</u>	<u>PSF Annualized</u>	<u>% of Owned Annualized Rent</u>	<u>SLG Share of Annualized Rent(\$)</u>	<u>% of Annualized Rent</u>
The City of New York	17 Battery Place & 1250	2007 & 2012	317,867	\$5,988,480	\$18.84	2.1%	\$5,441,791	2.2%
BMW of Manhattan, Inc.	555 West 57th Street	2012	227,782	\$2,806,224	\$12.32	1.0%	\$2,806,224	1.1%
Philip Morris Management Corp	100 Park Avenue	2007	175,887	\$6,445,140	\$36.64	2.3%	\$3,216,125	1.3%
Visting Nurse Services	1250 Broadway	2006	171,078	\$3,630,468	\$21.22	1.3%	\$3,623,207	1.5%
J&W Seligman & Co., Inc.	100 Park Avenue	2009	168,390	\$5,133,144	\$30.48	1.8%	\$2,561,439	1.0%
Segal Company	1 Park Avenue	2009	157,944	\$5,508,612	\$34.88	1.9%	\$3,029,737	1.2%
Loews Corp	1 Park Avenue	2002	155,765	\$6,910,344	\$44.36	2.4%	\$3,800,689	1.6%
City University of New York -CUNY	555 West 57th Street	2010, 2011, & 2015	168,014	\$3,961,522	\$23.58	1.4%	\$3,961,522	1.6%
Metro North Commuter Railroad Co.	420 Lexington Avenue	2008 & 2016	134,687	\$3,838,836	\$28.50	1.4%	\$3,838,836	1.6%
St. Luke's Roosevelt Hospital	555 West 57th Street	2014	133,700	\$2,993,196	\$22.39	1.1%	\$2,993,196	1.2%
C.B.S., Inc.	555 West 57th Street	2003 & 2010	127,320	\$2,402,580	\$18.87	0.8%	\$2,402,580	1.0%
Ross Stores	1372 Broadway	2010	101,741	\$2,605,176	\$25.61	0.9%	\$2,605,176	1.1%
CHF Industries	1 Park Avenue	2005	100,000	\$3,370,272	\$33.70	1.2%	\$1,853,650	0.8%
Coty Inc.	1 Park Avenue	2015	100,000	\$3,542,028	\$35.42	1.3%	\$1,948,115	0.8%
New York Presbyterian Hospital	555 West 57th Street & 673 First Avenue	2006 & 2009	99,650	\$2,484,504	\$24.93	0.9%	\$2,484,504	1.0%
Ketchum, Inc.	711 Third Avenue	2015	98,551	\$3,987,384	\$40.46	1.4%	\$3,987,384	1.6%
Ann Taylor Inc.	1372 Broadway	2010	93,020	\$2,357,496	\$25.34	0.8%	\$2,357,496	1.0%
Crain Communications Inc.	711 Third Avenue	2009	90,531	\$3,265,956	\$36.08	1.2%	\$3,265,956	1.3%
Information Builders Inc	1250 Broadway	2003	88,571	\$2,115,708	\$23.89	0.7%	\$2,111,477	0.9%
MCI INTERNATIONAL	17 Battery Place & 100 Park Avenue	2001 & 2004	83,751	\$2,625,936	\$31.35	0.9%	\$1,657,253	0.7%
Advanstar Communications	1 Park Avenue	2010	85,284	\$2,893,488	\$33.93	1.0%	\$1,591,418	0.6%
Parade Publications, Inc.	711 Third Avenue	2010	82,444	\$2,011,872	\$24.40	0.7%	\$2,011,872	0.8%
Kallir, Phillips, Ross Inc.	673 First Avenue	2004	80,000	\$2,443,572	\$30.54	0.9%	\$2,443,572	1.0%
UNICEF	673 First Avenue	2003 & 2012	81,100	\$2,635,464	\$32.50	0.9%	\$2,635,464	1.1%
Mt. Sinai Hospital	1 Park Avenue		<u>80,000</u>	<u>\$2,824,968</u>	<u>\$35.31</u>	<u>1.0%</u>	<u>\$1,553,732</u>	<u>0.6%</u>
TOTAL			3,203,077	\$88,782,370	\$27.72	31.4%	\$70,182,414	28.6%

Wholly Owned Portfolio + Allocated JV Properties **10,035,800** **\$283,124,734** **\$28.21** **\$245,076,223**

THIRD QUARTER - 2001 LEASING ACTIVITY



Available Space

Activity Type	Building Address	# of Leases	Usable SF	Rentable SF	Rent/Rentable SF* (\$'s)
Vacancy at 6/30/01			316,397		
Acquired Vacancies					
Expiring Space					
	Office				
	317 Madison Avenue	4	12,518	14,053	21.71
	1 Park Avenue	1	7,886	7,886	24.77
	180 Madison Avenue	5	4,561	5,542	30.54
	286 Madison Avenue	6	9,995	11,787	31.09
	292 Madison Avenue	1	3,615	5,652	21.64
	70 West 36th Street	3	3,473	4,236	19.91
	110 East 42nd Street	1	1,616	2,058	34.73
	711 Third Avenue	1	13,888	15,000	24.72
	440 Ninth Avenue	3	36,814	42,219	25.04
	1466 Broadway	3	5,621	5,740	24.34
	420 Lexington	16	61,522	76,113	34.52
	Total/Weighted Average	44	161,509	190,286	28.60
	Retail	-	-	-	-
	Total/Weighted Average	-	-	-	-
Move Outs					
	Office				
	1250 Broadway	7	65,747	83,416	28.19
	555 West 57th Street	1	14,524	19,753	26.50
	70 West 36th Street	1	710	1,100	33.00
	110 East 42nd Street	1	1,902	2,492	26.00
	1466 Broadway	1	2,270	2,270	33.95
	420 Lexington Avenue	5	16,493	22,212	46.03
	Total/Weighted Average	16	101,646	131,243	31.05
	Retail	-	-	-	-
	Total/Weighted Average	-	-	-	-
Evicted Tenants					
	Office				
	1370 Broadway	1	723	1,025	28.65
	1466 Broadway	1	1,405	1,405	34.50
	420 Lexington Avenue	1	652	806	27.53
	Total/Weighted Average	3	2,780	3,236	30.91
	Retail	-	-	-	-
	Total/Weighted Average	-	-	-	-
Relocating Tenants					
	440 Ninth Avenue	1	16,062	16,000	16.51
	Total/Weighted Average	1	16,062	16,000	16.51
Available Space					
	Office	64	281,997	340,765	29.00
	Retail	-	-	-	-
	Total	49	281,997	340,765	29.00
	Available Space		598,394		

* Escalated Rent is calculated as Total Annual Income less Electric Charges.

THIRD QUARTER - 2001 LEASING ACTIVITY



Leased Space

<u>Activity Type</u>	<u>Building Address</u>	<u># of Leases</u>	<u>Usable SF</u>	<u>Rentable SF</u>	<u>Rent / Rentable SF</u>	<u>Prev. Escalated Rent/ Rentable SF</u>	<u>T.I / Rentable SF</u>	<u>Free Rent # of Months</u>
Available Space as 9/30/01			598,394					
Renewing Tenants								
Office								
	317 Madison	3	10,362	10,866	36.03	21.85	-	-
	180 Madison	1	1,607	1,829	38.50	25.59	-	-
	286 Madison	4	5,137	6,849	29.14	26.31	-	-
	1466 Broadway	1	381	500	35.00	33.00	5.74	2.0
	420 Lexington	2	1,951	3,027	48.00	42.58	-	1.0
	Total/Weighted Average	11	19,438	23,071	38.70	26.43	0.12	0.2
Relocating Tenants								
Office								
	440 Ninth Avenue	2	10,798	10,852	24.52	9.80	15.56	5.0
	Total/Weighted Average	2	10,798	10,852	24.52	9.80	15.56	2.5
Expansion Tenants								
Office								
	1250 Broadway	7	65,747	85,527	40.34	28.06	22.51	19.0
	555 West 57th Street	1	14,524	20,753	39.00	25.22	-	-
	420 Lexington	1	651	931	46.00	20.78	10.00	1.0
	Total/Weighted Average	9	80,922	107,211	40.13	27.45	18.05	2.2
New Tenants Replacing Old Tenants								
Office								
	1370 Broadway	1	723	1,033	39.00	28.65	-	1.0
	180 Madison Avenue	3	2,326	3,279	40.01	22.81	4.20	4.0
	286 Madison Avenue	2	3,075	4,432	40.41	25.92	4.15	-
	70 West 36th Street	1	710	1,100	37.00	33.00	-	-
	110 East 42nd Street	2	3,518	5,230	36.94	25.09	7.65	-
	711 Third Avenue	1	13,888	15,000	40.00	34.73	-	-
	1466 Broadway	4	5,053	6,444	38.85	33.71	5.95	1.0
	420 Lexington Avenue	20	41,308	59,112	46.52	35.92	5.92	15.0
	Total/Weighted Average	34	70,601	95,630	43.76	33.97	4.82	0.6
Retail								
	Total/Weighted Average	-	-	-	-	-	-	-
	Total/Weighted Average	56	181,759	236,764	40.74	29.17	10.84	0.7

THIRD QUARTER - 2001 LEASING ACTIVITY



Leased Space

<u>Activity Type</u>	<u>Building Address</u>	<u># of Leases</u>	<u>Usable SF</u>	<u>Rentable SF</u>	<u>Rent / Rentable SF</u>	<u>Prev. Escalated Rent/ Rentable SF</u>	<u>T.I. / Rentable SF</u>	<u>Free Rent # of Months</u>
New Tenants Replacing Vacancies								
Office								
	321 West 44th Street	1	3,350	5,336	36.00	-	-	1.0
	1466 Broadway	3	826	901	43.01	-	2.10	-
	Total/Weighted Average	4	4,176	6,237	37.01	-	0.30	0.1
Retail								
	469 Seventh Avenue	3	15,370	19,108	36.97	-	0.07	11
	Total/Weighted Average	3	15,370	19,108	36.97	-	0.07	-
Storage								
	1 Park Avenue	2	6,413	7,570	54.88	-	3.12	-
	Total/Weighted Average	2	6,413	7,570	23.49	-	3.12	-
Leased Space								
	Office	60	185,935	243,001	40.65	29.17	10.57	1.0
	Retail	3	15,370	19,108	36.97	-	0	-
	Storage	2	6,413	7,570	23.49	-	3	-
	Total	65	207,718	269,679	39.90	29.17	9.62	0.9
	<i>Total minus relos</i>	-	-	-	-	-	-	-
Sold Vacancies		-	-	-	-	-	-	-
Sub-Total Available Space @ 9/30/01			390,676					
Holdover Tenants								
	317 Madison Avenue	1	3,691	3,691	29.38	29.38	-	-
	1 Park Avenue	1	7,886	7,886	24.77	24.77	-	-
	180 Madison Avenue	1	628	628	27.99	27.99	-	-
	286 Madison Avenue	1	327	366	36.07	36.07	-	-
	292 Madison Avenue	1	3,615	5,652	24.64	24.64	-	-
	70 West 36th Street	1	1,416	1,416	24.55	24.56	-	-
	440 Ninth Avenue	1	16,062	16,000	16.51	16.51	-	-
	1466 Broadway	1	4,010	4,010	19.05	19.05	-	-
	420 Lexington	5	7,396	8,200	29.12	29.12	-	-
		13	45,031	47,849	22.37	22.38	-	-
Total Available Space @9/30/01			345,645					

THIRD QUARTER - 2001 LEASING ACTIVITY



Leased Space

<u>Activity Type</u>	<u>Building Address</u>	<u># of Leases</u>	<u>Usable SF</u>	<u>Rentable SF</u>	<u>Rent / Rentable SF</u>	<u>Prev. Escalated Rent/ Rentable SF</u>	<u>T.I / Rentable SF</u>	<u>Free Rent # of Months</u>
Early Renewals								
Office	180 Madison Avenue	2	1,468	2,158	40.64	22.19	-	-
	100 Park Avenue	1	902	1,189	55.00	36.00	-	-
	286 Madison Avenue	1	1,035	1,495	36.00	24.75	-	-
	70 West 36th Street	1	1,139	1,621	30.00	19.50	-	-
	440 Ninth Avenue	1	1,289	1,823	27.50	25.00	-	-
	1466 Broadway	1	4,634	6,494	30.00	16.50	-	-
	420 Lexington Avenue	3	3,635	5,045	32.07	21.68	-	-
		10	14,102	19,825	33.41	21.26	-	-
Garge	1250 Broadway	1	49,642	49,642	18.13	11.87	-	-
		1	49,642	49,642	18.13	11.87	-	-
Renewals								
	Expired/Renewed	11	19,438	23,071	38.70	26.43	0.12	0.2
	Early Renewals Office	10	14,102	19,825	33.41	21.26	-	-
	Early Renewals Garage	1	49,642	49,642	18.13	11.87	-	-
	Total	22	83,182	92,538	26.53	17.51	-	-

* Annual Base Rent

** Escalated Rent is calculated as Total Annual Income less Electric Charges.

ANNUAL LEASE EXPIRATIONS

Consolidated Properties



Year of Lease Expiration	Number of Expiring Leases**	Square Footage of Expiring Leases	Percentage of Total Leased Sq. Ft.	Annualized Rent of Expiring Leases (\$'s)	Annualized Rent Per Leased Square Foot of Expiring Leases \$/psf ***	Year 2001 Weighted Average Asking Rent \$/psf
In 1st Quarter 2001*	9	5,681	0.02%	136,068	23.95	42.28
In 2nd Quarter 2001*	6	15,250	0.22%	218,064	14.30	43.13
In 3rd Quarter 2001*	16	44,264	0.65%	1,069,176	24.15	42.26
In 4th Quarter 2001	31	124,706	1.84%	2,855,484	22.90	40.75
Total 2001	62	189,901	2.74%	4,278,792	22.53	41.32
2002	129	388,856	5.73%	10,690,464	27.49	42.75
2003	129	564,657	8.31%	15,871,740	28.11	42.63
2004	114	590,105	8.69%	17,994,720	30.50	42.71
2005	100	587,579	8.65%	18,301,632	31.15	42.02
2006	60	432,791	6.37%	12,412,836	28.68	42.71
2007	45	277,342	4.08%	8,805,816	31.75	43.74
2008	38	391,186	5.76%	12,166,776	31.10	41.84
2009	34	550,634	8.11%	15,109,356	27.44	42.48
2010	44	1,080,098	15.90%	30,098,384	27.87	42.85
Thereafter	54	1,742,429	25.66%	44,616,888	25.61	41.72
	809	6,795,578	100.00%	190,560,074	28.03	42.35

* Includes month to month holdover tenants that expired prior to 9/30/01.

**Tenants may have multiple leases.

**Represents current in place annualized rent allocated by year of maturity.

ANNUAL LEASE EXPIRATIONS



Joint Venture Properties

Year of Lease Expiration	Number of Expiring Leases**	Square Footage of Expiring Leases	Percentage of Total Leased Sq. Ft.	Annualized Rent of Expiring Leases (\$'s)	Annualized Rent Per Leased Square Foot of Expiring Leases \$/psf ***	Year 2001 Weighted Average Asking Rent \$/psf
In 1st Quarter 2001*	1	1,167	0.04%	24,036	20.60	46.10
In 2nd Quarter 2001*	1	1,598	0.05%	33,552	21.00	43.00
In 3rd Quarter 2001*	3	1,364	0.05%	38,184	27.99	43.00
In 4th Quarter 2001	2	8,236	0.28%	180,900	21.96	40.81
Total 2001	7	12,365	0.94%	276,672	22.38	41.84
2002	34	410,029	13.79%	13,899,720	33.90	47.39
2003	19	229,074	7.71%	5,287,200	23.08	43.36
2004	22	174,896	5.88%	5,502,228	31.46	47.78
2005	18	289,318	9.73%	9,030,576	31.21	49.89
2006	22	314,928	10.60%	7,630,296	24.23	45.56
2007	10	295,326	9.94%	10,057,140	34.05	52.27
2008	13	169,659	5.71%	4,655,004	27.44	47.15
2009	17	570,327	19.19%	18,241,452	31.98	49.72
2010	14	299,746	10.08%	10,671,264	35.60	50.66
Thereafter	11	229,811	6.95%	7,313,108	31.15	47.55
	187	2,995,479	100.00%	92,564,660	30.85	48.39

* Includes month to month holdover tenants that expired prior to 9/30/01.

**Tenants may have multiple leases.

***Represents in place annualized rent allocated by year of maturity.

SUMMARY OF REAL ESTATE ACQUISITION ACTIVITY POST 1997



	<u>Property</u>	<u>Type of Ownership</u>	<u>Submarket</u>	<u>Net Rentable s.f.</u>	<u>% Leased at acquisition</u>	<u>% Leased 9/30/2001</u>	<u>Acquisition Price (\$'s)</u>
1998 Acquisitions							
Mar-98	420 Lexington	Operating Sublease	Grand Central North	1,188,000	83	97	78,000,000
Mar-98	1466 Broadway	Fee Interest	Times Square	289,000	87	81	64,000,000
Mar-98	321 West 44th	Fee Interest	Times Square	203,000	96	97	17,000,000
May-98	711 3rd Avenue	Operating Sublease	Grand Central North	524,000	79	100	65,600,000
Jun-98	440 9th Avenue	Fee Interest	Garment	339,000	76	91	32,000,000
Aug-98	1412 Broadway	Fee Interest	Times Square South	389,000	90	N/A	82,000,000
				2,932,000			338,600,000
1999 Acquisitions							
Jan-99	420 Lexington Leasehold	Sub-leasehold	Grand Central North				27,300,000
Jan-99	555 West 57th - 65% JV	Fee Interest	Midtown West	941,000	100	100	66,700,000
May-99	90 Broad Street - 35% JV	Fee Interest	Financial	339,000	82	N/A	34,500,000
May-99	<u>The Madison Properties:</u> 286 Madison Avenue	Fee Interest	Grand Central South	112,000	99	99	50,000,000
	290 Madison Avenue			36,800	86	100	
	292 Madison Avenue			187,000	97	100	
Aug-99	1250 Broadway - 50% JV	Fee Interest	Penn Station	670,000	97	100	93,000,000
Nov-99	555 West 57th - remaining 35%	Fee Interest	Midtown West	-			34,100,000
				2,285,800			305,600,000
2000 Acquisitions							
Feb-00	100 Park Avenue	Fee Interest	Grand Central South	834,000	97	100	192,000,000
Dec-00	180 Madison Avenue	Fee Interest	Grand Central South	265,000	90	90	41,250,000
Contribution to JV							
May-00	321 West 44th	Fee Interest	Times Square	203,000	98	97	28,400,000
				1,302,000			261,650,000
2001 Acquisitions							
Jan-01	1370 Broadway	Fee Interest	Garment	255,000	97	99	50,500,000
Jan-01	1 Park Avenue	Various Interests	Grand Central South	913,000	97	98	233,900,000
Jan-01	469 7th Avenue - 35% JV	Fee Interest	Penn Station	253,000	98	90	45,700,000
Jun-01	317 Madison	Fee Interest	Grand Central	450,000	95	96	105,600,000
Acquisition of JV Interest							
Sep-01	1250 Broadway - 49.9% JV (3)	Fee Interest	Penn Station	253,000	98	100	45,700,000
				2,124,000			435,700,000

(1) This includes the issuance of 44,772 OP units (valued at \$1mm) and \$20mm for a 50% interest in the Building Fee (purchased 7/98).

(2) This includes the assumption of mortgage debt for \$28.6mm (65% of \$44mm).

(3) Current ownership interest is 99.8%.

SUMMARY OF REAL ESTATE SALES ACTIVITY POST 1999



	<u>Property</u>	<u>Type of Ownership</u>	<u>Submarket</u>	<u>Net Rentable s.f.</u>	<u>Sales Price (\$'s)</u>	<u>Sales Price (\$'s/SF)</u>
2000 Sales						
Feb-00	29 West 35th Street	Fee Structure	Garment	78,000	\$11,700,000	\$150
Mar-00	36 West 44th Street	Fee Structure	Grand Central	178,000	\$31,500,000	\$177
May-00	321 West 44th Street - 35% JV	Fee Structure	Times Square	203,000	\$28,400,000	\$140
Nov-00	90 Broad Street	Fee Structure	Financial	339,000	\$60,000,000	\$177
Dec-00	17 Battery South	Fee Structure	Financial	392,000	\$53,000,000	\$135
				1,190,000	\$184,600,000	\$156
2001 Sales						
Jan-01	633 Third Ave	Fee Structure	Grand Central North	40,623	\$13,250,000	\$326
May-01	1 Park Ave - 45% JV	Fee Structure	Times Square	913,000	\$233,900,000	\$256
Jun-01	1412 Broadway	Fee Structure	Times Square South	389,000	\$90,700,000	\$233
Jul-01	110 E. 42nd Street	Fee Structure	Grand Central North	69,700	\$14,500,000	\$208
				1,412,323	\$352,350,000	\$256

SUPPLEMENTAL DEFINITIONS



Annualized rent is calculated as monthly base rent and escalations per the lease, as of a certain date, multiplied by 12.

Debt service coverage is adjusted EBITDA divided by total interest and principal payments

Equity income/ (loss) from affiliates are generally accounted for on a cost basis and realized gains and losses are included in current earnings. For its investments in private companies, the Company periodically reviews its investments and management determines if the value of such investments have been permanently impaired. Permanent impairment losses for investments in public and private companies are included in current earnings.

Fixed charge is adjusted EBITDA divided by the total payments for ground leases and preferred stock.

Fixed charge coverage is adjusted EBITDA divided by total interest expense (including capitalized interest and debt premium amortization, but excluding finance cost amortization) plus preferred dividends and distributions.

Funds available for distribution (FAD) is defined as FFO plus non-real estate depreciation, 2% allowance for straight line credit loss, adjustment for straight line ground rent, non-cash deferred compensation, a pro-rata adjustment for FAD for SLG's unconsolidated JV; less straight line rental income, free rent net of amortization, second cycle tenant improvement and leasing cost, and recurring building improvements.

Funds from operations (FFO) is defined as income from operations before minority interests, gains or losses from sales of real estate and extraordinary items plus real estate depreciation, an adjustment to derive SLG's pro rata share of the FFO of unconsolidated joint ventures, and perpetual preferred stock dividends. In accordance with NAREIT White Paper on FFO, SLG includes the effects of straight-line rents in FFO.

Interest coverage is adjusted EBITDA divided by total interest expense.

Percentage leased represents the total percentage of total rentable square feet owned, which is leased, including month-to-month leases, as of the date reported. Space is considered leased when the tenant has either taken physical or economic occupancy.

Recurring capital expenditures represents non-incremental building improvements and leasing costs required to maintain current revenues. Recurring capital expenditures do not include immediate building improvements that were taken into consideration when underwriting the purchase of a building or which are incurred to bring a building up to "operating standard."

Redevelopment Costs are non-recurring capital expenditures incurred in order to improve buildings to SLG's "operating standards." These building costs are taken into consideration during the underwriting for a given property's acquisition.

Same store NOI growth is the change in the NOI (excluding straight-line rents) of the same store properties from the prior year reporting period to the current year reporting period.

Same store properties include all properties that were owned during both the current and prior year reporting periods and excludes development properties prior to being stabilized for both the current and prior reporting period.

Second generation TI's and LC's are tenant improvements, lease commissions, and other leasing costs incurred during leasing of second generations space. Costs incurred prior to leasing available square feet are not included until such space is leased. Second generation space excludes square footage vacant at acquisition.

SLG's share of total debt to market capitalization is calculated as SLG's share of total debt divided by the sum of total debt plus market equity and preferred stock equity income redeemable shares. SLG's share of total debt includes total consolidated debt plus SLG's pro rata share of the debt of unconsolidated joint ventures less than JV partners' share of debt. Market equity assumes conversion of all OP units into common stock.

Total square feet owned represents 100% of the square footage of properties either owned directly by SLG or which SLG has a controlling interest in (e.g. consolidated joint ventures).

CORPORATE GOVERNANCE

**Stephen L. Green**

Chairman of the Board and CEO

Marc Holliday

President and Chief Investment Officer

Michael Reid

Chief Operating Officer

Tom Wirth

Chief Financial Officer

Gerard Nocera

Executive Vice President, Leasing

Andrew S. Levine

General Counsel and Secretary

ANALYST COVERAGE

Firm	Analyst	Phone	Email
CIBC Oppenheimer Corp.	Anthony Paolone	(212)-667-8116	anthony.paolone@us.cibc.com
Corinthian Partners, LLC	Claus Hirsch	(212) 287-1565	cwhirsch@rcn.com
Credit Suisse First Boston	Larry Raiman	(212) 538-2380	lawrence.raiman@csfb.com
Deutsche Banc Alex. Brown	Louis W. Taylor	(212) 469-4912	louis.taylor@db.com
Goldman Sachs	James H. Kammert, CFA Matthew D. Lentz	(212) 855-0670 (212) 357-4225	james.kammert@gs.com matthew.lentz@gs.com
Legg Mason Wood Walker, Inc.	David Fick	(410) 454-5018	dmfick@leggmason.com
Lehman Brothers, Inc.	David Shulman	(212) 526-3413	dshulman@lehman.com
McDonald & Company	Anatole Pevnev	(216) 263-4783	apevnev@mcinvest.com
Prudential Securities	James W. Sullivan	(212) 778-2515	jim_sullivan@prusec.com
Raymond James & Associates	Paul Puryear	(727) 573-8607	ppuryear@ecm.rjf.com
Salomon Smith Barney	Jonathan Litt	(212) 816-0231	jonathan.litt@ssmb.com
Wachovia Securities	Christopher Haley	(443) 263-6773	christopher.haley@wachovia.com

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