UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): **April 24, 2013 (April 23, 2013)**

SL GREEN REALTY CORP.

(EXACT NAME OF REGISTRANT AS SPECIFIED IN ITS CHARTER)

MARYLAND (STATE OF INCORPORATION)

1-13199 (COMMISSION FILE NUMBER) 13-3956775 (IRS EMPLOYER ID. NUMBER)

420 Lexington Avenue New York, New York **10170** (ZIP CODE)

(ADDRESS OF PRINCIPAL EXECUTIVE OFFICES)

(212) 594-2700 (REGISTRANT'S TELEPHONE NUMBER, INCLUDING AREA CODE)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- o Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- o Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 2.02. Results of Operations and Financial Condition

Following the issuance of a press release on April 23, 2013 announcing the Company's results for the first quarter ended March 31, 2013, the Company intends to make available supplemental information regarding the Company's operations that is too voluminous for a press release. The Company is attaching the press release as Exhibit 99.1 and the supplemental package as Exhibit 99.2 to this Current Report on Form 8-K.

The information (including exhibits 99.1 and 99.2) being furnished pursuant to this "Item 2.02. Results of Operations and Financial Condition" shall not be deemed to be "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or the Exchange Act, or otherwise subject to the liabilities of that section and shall not be deemed to be incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Securities Act, or the Exchange Act regardless of any general incorporation language in such filing.

Item 7.01. Regulation FD Disclosure

As discussed in Item 2.02 above, on April 23, 2013, the Company issued a press release announcing its results for the first quarter ended March 31, 2013.

The information being furnished pursuant to this "Item 7.01. Regulation FD Disclosure" shall not be deemed to be "filed" for the purposes of Section 18 of the Exchange Act or otherwise subject to the liabilities of that section and shall not be deemed to be incorporated by reference into any filing under the Securities Act or the Exchange Act regardless of any general incorporation language in such filing. This information will not be deemed an admission as to the materiality of such information that is required to be disclosed solely by Regulation FD.

Item 9.01. Financial Statements and Exhibits

- (d) Exhibits
 - 99.1 Press Release regarding first quarter 2013 earnings.
 - 99.2 Supplemental package.

Non-GAAP Supplemental Financial Measures

Funds from Operations (FFO)

FFO is a widely recognized measure of REIT performance. We compute FFO in accordance with standards established by the National Association of Real Estate Investment Trusts, or NAREIT, which may not be comparable to FFO reported by other REITs that do not compute FFO in accordance with the NAREIT definition, or that interpret the NAREIT definition differently than we do. The revised White Paper on FFO approved by the Board of Governors of NAREIT in April 2002, and subsequently amended, defines FFO as net income (loss) (computed in accordance with GAAP), excluding gains (or losses) from debt restructuring, sales of properties and real estate related impairment charges, plus real estate related depreciation and amortization and after adjustments for unconsolidated partnerships and joint ventures. We present FFO because we consider it an important supplemental measure of our operating performance and believe that it is frequently used by securities analysts, investors and other interested parties in the evaluation of REITS, particularly those that own and operate commercial office properties. We also use FFO as one of several criteria to determine performance-based bonuses for members of our senior management. FFO is intended to exclude GAAP historical cost depreciation and amortization of real estate and related assets, which assumes that the value of real estate assets diminishes ratably over time. Historically, however, real estate values have risen or fallen with market conditions. Because FFO excludes depreciation and amortization unique to real estate, gains and losses from property dispositions and extraordinary items, it provides a performance measure that, when compared year over year, reflects the impact to operations from trends in occupancy rates, rental rates, operating costs, interest costs, providing perspective not immediately

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apparent from net income. FFO does not represent cash generated from operating activities in accordance with GAAP and should not be considered as an alternative to net income (determined in accordance with GAAP), as an indication of our financial performance or to cash flow from operating activities (determined in accordance with GAAP) as a measure of our liquidity, nor is it indicative of funds available to fund our cash needs, including our ability to make cash distributions.

Funds Available for Distribution (FAD)

FAD is a non-GAAP financial measure that is not intended to represent cash flow for the period and is not indicative of cash flow provided by operating activities as determined in accordance with GAAP. FAD is presented solely as a supplemental disclosure with respect to liquidity because the Company believes it provides useful information regarding the Company's ability to fund its dividends. Because all companies do not calculate FAD the same way, the presentation of FAD may not be comparable to similarly titled measures of other companies. FAD does not represent cash flow from operating, investing and finance activities in accordance with GAAP and should not be considered as an alternative to net income (determined in accordance with GAAP), as an indication of our financial performance, as an alternative to net cash flows from operating activities (determined in accordance with GAAP), or as a measure of our liquidity.

Earnings Before Interest, Taxes, Depreciation and Amortization (EBITDA)

The Company presents earnings before interest, taxes, depreciation and amortization (EBITDA) because the Company believes that EBITDA, along with cash flow from operating activities, investing activities and financing activities, provides investors with an additional indicator of the Company's ability to incur and service debt. EBITDA should not be considered as an alternative to net income (determined in accordance with GAAP), as an indication of our financial performance, as an alternative to net cash flows from operating activities (determined in accordance with GAAP), or as a measure of our liquidity. Adjusted earnings before interest, taxes, depreciation and amortization (Adjusted EBITDA) is calculated by adding income taxes, loan loss reserves and our share of joint venture depreciation and amortization to EBITDA.

Same-Store Net Operating Income, Same-Store Cash Net Operating Income and Related Measures

The Company presents same-store net operating income, same-store cash net operating income, same-store joint venture net operating income, same-store joint venture cash net operating income because the Company believes that these measures provide investors with useful information regarding the operating performance of properties that are comparable for the periods presented. For properties owned since January 1, 2012 and still owned in the same manner at the end of the current quarter, the Company determines same-store net operating income by subtracting same-store property operating expenses and ground rent from same-store recurring rental and tenant reimbursement revenues. Same-store cash net operating income is derived by deducting same-store straight line and free rent from, and adding same-store tenant credit loss allowance to, same-store net operating income. Same-store joint venture net operating income and same-store joint venture cash net operating income are calculated in the same manner as noted above, but includes just the Company's pro-rata share of the joint venture net operating income. None of these measures is an alternative to net income (determined in accordance with GAAP) and same-store performance should not be considered an alternative to GAAP net income performance.

Debt to Market Capitalization Ratio

The Company presents the ratio of debt to market capitalization as a measure of the Company's leverage position relative to the Company's estimated market value. The Company's estimated market value is based upon the quarter-end trading price of the Company's common stock multiplied by all common shares and operating partnership units outstanding plus the face value of the Company's preferred equity. This ratio is presented on a consolidated basis and a combined basis. The combined debt to market capitalization includes the Company's pro-rata share of off-balance sheet (unconsolidated) joint venture debt. The Company believes this ratio may provide investors with another measure of the Company's current leverage position. The debt to market capitalization ratio should be used as one measure of the Company's leverage position, and this measure is commonly used in the REIT

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sector; however, this may not be comparable to other REITs that do not compute in the same manner. The debt to market capitalization ratio does not represent the Company's borrowing capacity and should not be considered an alternative measure to the Company's current lending arrangements.

Coverage Ratios

The Company presents fixed charge and interest coverage ratios to provide a measure of the Company's financial flexibility to service current debt amortization, interest expense and ground rent from current cash net operating income. These coverage ratios are provided on both a consolidated and combined basis. The combined coverage ratios include the Company's pro-rata share of off-balance sheet (unconsolidated) joint venture fixed charges and

cash net operating income. These coverage ratios represent a common measure of the Company's ability to service fixed cash payments; however, these ratios are not used as an alternative to cash flow from operating, financing and investing activities (determined in accordance with GAAP).

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SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

SL GREEN REALTY CORP.

/s/ James Mead

James Mead

Chief Financial Officer

Date: April 24, 2013

CONTACT James Mead Chief Financial Officer -and-Heidi Gillette Investor Relations (212) 594-2700

SL GREEN REALTY CORP. REPORTS FIRST QUARTER 2013 FFO OF \$1.16 PER SHARE AND EPS OF \$0.21 PER SHARE

Financial and Operating Highlights

- First quarter FFO of \$1.16 per diluted share. Exclusive of items recognized in the first quarter, normalized FFO is \$1.22 per diluted share compared to prior year FFO of \$1.10 per diluted share.
- First quarter net income attributable to common stockholders of \$0.21 per diluted share, inclusive of a gain on sale of \$0.01 per diluted share, compared to prior year net income of \$0.29 per diluted share, inclusive of gains on sale of \$0.07 per diluted share.
- · Combined same-store cash NOI increased 4.4 percent for the first quarter, an increase of \$7.7 million over the first quarter of 2012.
- · Signed 55 Manhattan office leases totaling 585,454 square feet during the first quarter, which provided for modest concessions of 2.2 months of free rent and \$20.73 per square foot of tenant improvements. The mark-to-market on replacement office leases signed in Manhattan was 0.7 percent higher in the first quarter than the previously fully escalated rents on the same office spaces.
- · Signed 36 Suburban office leases totaling 305,916 square feet during the first quarter. The mark-to-market on replacement office leases signed in the Suburban portfolio was 0.8 percent higher in the first quarter than the previously fully escalated rents on the same office spaces.

Investing Highlights

- The Company sold a 50 percent interest in a mezzanine loan secured by interests in 5 Times Square, Manhattan, generating \$57.8 million of proceeds to the Company, inclusive of \$12.9 million of additional income, or \$0.14 per diluted share.
- Arranged a \$925.0 million bridge acquisition financing at 550 Madison Avenue, also known as the Sony Building. The Company retained a \$75.0 million junior mezzanine participation with a current yield of 17.3 percent.

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Acquired two vacant residential buildings in Williamsburg, Brooklyn for \$54.9 million. The properties are located above a retail
condominium acquired by the Company in November 2010 and consist of 72 newly constructed apartment units and 12 townhouses.
Simultaneously, the joint venture closed on a \$22.0 million, 5-year first mortgage loan which bears interest at 225 basis points over the 30-day LIBOR.

Financing Highlights

· Closed on a \$900 million first mortgage refinancing of 1515 Broadway. The new 12-year, 3.93 percent fixed rate mortgage financing replaces the former \$775 million mortgage loan. In conjunction with the refinancing the Company recorded a charge of \$18.5 million, or \$0.20 per diluted share.

Summary

New York, NY, April 23, 2013 — SL Green Realty Corp. (NYSE: SLG) today reported funds from operations, or FFO, of \$109.2 million, or \$1.16 per diluted share, for the quarter ended March 31, 2013, compared to \$99.3 million, or \$1.10 per diluted share, for the same quarter in 2012. Exclusive of the items listed below, which were recognized in the first quarter, normalized FFO for the quarter ended March 31, 2013 is calculated as follows:

	Per Dilı Shar	
Normalized FFO Reconciliation:		
FFO (1)	\$	1.16
Charges related to 1515 Broadway refinancing		0.20
Gain on the sale of 50% interest in mezzanine investment		(0.14)
Normalized Funds From Operations (2)	\$	1.22

⁽¹⁾ See page 10 for a reconciliation of net income available to common stockholders to FFO.

Net income attributable to common stockholders totaled \$18.9 million, or \$0.21 per diluted share, for the quarter ended March 31, 2013, compared to \$25.3 million, or \$0.29 per diluted share, for the same quarter in 2012.

⁽²⁾ There were no similar items in the first quarter of 2012.

Operating and Leasing Activity

For the first quarter of 2013, the Company reported revenues and operating income of \$370.0 million and \$195.8 million, respectively, compared to \$339.1 million and \$182.2 million, respectively, for the same period in 2012.

Same-store cash NOI on a combined basis increased by 4.4 percent to \$181.7 million for the quarter ended March 31, 2013 as compared to the same period in 2012. Consolidated property same-store cash NOI increased by 4.8 percent to \$157.5 million and unconsolidated joint venture property same-store cash NOI increased 2.0 percent to \$24.2 million.

Occupancy for the Company's stabilized, same-store Manhattan portfolio at March 31, 2013 was 94.3 percent compared to 94.0 percent at March 31, 2012 and 94.3 percent at December 31, 2012.

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During the quarter, the Company signed 55 office leases in its Manhattan portfolio totaling 585,454 square feet. Twenty-seven leases totaling 122,780 square feet represented office leases that replaced previous vacancy, and 28 office leases comprising 462,674 square feet, which had been occupied within the prior twelve months, had average starting rents of \$54.94 per rentable square foot, representing a 0.7 percent increase over the previously fully escalated rents on the same office spaces. The average lease term on the Manhattan office leases signed in the first quarter was 5.4 years and average tenant concessions were 2.2 months of free rent with a tenant improvement allowance of \$20.73 per rentable square foot.

During the quarter, 536,101 square feet of office leases commenced in the Manhattan portfolio, 129,746 square feet of which represented office leases that replaced previous vacancy, and 406,355 square feet of which had been occupied within the prior twelve months, represented office leases that had average starting rents of \$57.06 per rentable square foot, representing a 4.3 percent increase over the previously fully escalated rents on the same office spaces.

Occupancy for the Company's Suburban portfolio was 80.2 percent at March 31, 2013, compared to 81.3 percent at December 31, 2012.

During the quarter, the Company signed 36 office leases in the Suburban portfolio totaling 305,916 square feet. Twelve leases totaling 88,674 square feet represented office leases that replaced previous vacancy, and 24 office leases comprising 217,242 square feet, which had been occupied within the prior twelve months, had average starting rents of \$30.04 per rentable square foot, representing a 0.8 percent increase over the previously fully escalated rents on the same office spaces. The average lease term on the Suburban office leases signed in the first quarter was 8.3 years and average tenant concessions were 4.9 months of free rent with a tenant improvement allowance of \$20.79 per rentable square foot.

During the quarter, 225,072 square feet of office leases commenced in the Suburban portfolio, 74,975 square feet of which represented office leases that replaced previous vacancy, and 150,097 square feet of which had been occupied within the prior twelve months, represented office leases that had average starting rents of \$32.51 per rentable square foot, representing a 0.7 percent decrease over the previously fully escalated rents on the same office spaces.

Significant leases that were signed during the first quarter included:

- · Early renewal and expansion on 150,865 square feet with Eisner, LLP for 3.3 years at 750 Third Avenue;
- · New lease on 58,854 square feet with Viacom International, Inc. for 5.0 years at 1515 Broadway;
- · Early renewal on 43,294 square feet with WPP Group USA, Inc. for 6.3 years at 100 Park Avenue;
- · New lease on 30,030 square feet with The Federative Republic of Brazil for 10.3 years at 220 East 42nd Street;

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- · New lease on 67,145 square feet with Xylem Inc. for 10.8 years at 1100 King Street, Westchester County, NY; and
- Early renewal and expansion on 38,252 square feet with Kaufman Borgeest & Ryan LLP for 9.8 years at 200 Summit Lake Drive, Westchester County, NY.

Marketing, general and administrative, or MG&A, expenses for the quarter ended March 31, 2013 were \$21.1 million, or 4.9 percent of total revenues including the Company's share of joint venture revenue compared to \$20.2 million, or 5.2 percent for the quarter ended March 31, 2012.

Real Estate Investment Activity

In March 2013, the Company, with a joint venture partner, acquired two vacant residential buildings in Williamsburg, Brooklyn for \$54.9 million. The properties, which are above a retail condominium already owned by the Company, consist of 72 newly constructed apartment units and 12 townhouses. Simultaneously, the joint venture closed on a \$22.0 million, 5-year first mortgage loan which bears interest at 225 basis points over the 30-day LIBOR.

Debt and Preferred Equity Investment Activity

The Company's debt and preferred equity investment portfolio totaled \$1.4 billion at March 31, 2013. During the first quarter, the Company purchased and originated new debt and preferred equity investments totaling \$198.9 million, inclusive of 550 Madison Avenue, all of which are collateralized by New York City commercial office properties, and recorded \$121.4 million of principal reductions from investments that were sold or repaid. The debt and preferred equity investment portfolio had a weighted average maturity of 1.9 years as of March 31, 2013 and had a weighted average yield during the quarter ended March 31, 2013 of 10.6 percent.

During the first quarter the Company sold a 50 percent interest in a mezzanine loan secured by interests in 5 Times Square, Manhattan, generating \$57.8 million of proceeds to the Company, inclusive of \$12.9 million of additional income recorded in the first quarter.

Financing and Capital Activity

In February 2013, the Company closed on a \$900 million first mortgage refinancing of 1515 Broadway. The new 12-year, 3.93 percent fixed rate mortgage financing replaced the former \$775 million mortgage loan. The refinancing follows the April 2012 renewal by Viacom of 1.6 million square feet at the office tower through 2031. In conjunction with the refinancing, the Company paid a prepayment penalty of \$7.6 million, or \$0.08 per diluted share, to the providers of the previous mortgage loan and recorded a non-recurring charge of \$10.9 million, or \$0.12 per diluted share, for unamortized deferred financing costs associated with the previous mortgage loan.

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Dividends

During the first quarter of 2013, the Company declared quarterly dividends on its outstanding common and preferred stock as follows:

- \$0.33 per share of common stock, which was paid on April 15, 2013 to stockholders of record on the close of business on April 1, 2013;
- \$0.4766 per share on the Company's Series C Preferred Stock for the period January 15, 2013 through and including April 14, 2013, which was paid on April 15, 2013 to stockholders of record on the close of business on April 1, 2013, and reflects the regular quarterly dividend which is the equivalent of annualized dividend of \$1.9064 per share; and
- \$0.40625 per share on the Company's Series I Preferred Stock for the period January 15, 2013 through and including April 14, 2013, which was paid on April 15, 2013 to stockholders of record on the close of business on April 1, 2013, and reflects the regular quarterly dividend which is the equivalent of annualized dividend of \$1.625 per share.

Conference Call and Audio Webcast

The Company's executive management team, led by Marc Holliday, Chief Executive Officer, will host a conference call and audio webcast on Wednesday, April 24, 2013 at 2:00 pm ET to discuss the financial results.

The supplemental package will be available prior to the quarterly conference call on the Company's website, www.slgreen.com, under "Financial Reports" in the Investors section. The webcast and accompanying slide presentation from the Company's annual investor conference also are available on the Company's web site in the Investors section under "Event Calendar & Webcasts."

The live conference will be webcast in listen-only mode on the Company's website under "Event Calendar & Webcasts" in the Investors section and on Thomson's StreetEvents Network. The conference may also be accessed by dialing 800 510.0219 Domestic or 617 614.3451 International, using pass-code "SL Green."

A replay of the call will be available through May 2, 2013 by dialing 888.286.8010 Domestic or 617.801.6888 International, using pass-code 52297151.

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Company Profile

SL Green Realty Corp., New York City's largest office landlord, is the only fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of March 31, 2013, SL Green owned interests in 89 Manhattan properties totaling 41.6 million square feet. This included ownership interests in 25 million square feet of commercial properties and debt and preferred equity investments secured by 13.8 million square feet of properties. In addition to its Manhattan investments, SL Green holds ownership interests in 31 suburban assets totaling 5.4 million square feet in Brooklyn, Long Island, Westchester County, Connecticut and New Jersey, along with four development properties in the suburbs encompassing approximately 0.5 million square feet. The Company also has ownership interests in 31 properties totaling 4.5 million square feet in southern California.

To be added to the Company's distribution list or to obtain the latest news releases and other Company information, please visit our website at www.slgreen.com or contact Investor Relations at 212.594.2700.

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Disclaimers

Non-GAAP Financial Measures

During the quarterly conference call, the Company may discuss non-GAAP financial measures as defined by SEC Regulation G. In addition, the Company has used non-GAAP financial measures in this press release. A reconciliation of each non-GAAP financial measure and the comparable GAAP financial measure can be found on page 10 of this release and in the Company's Supplemental Package.

Forward-looking Statement

This press release contains "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 press release are forward-looking

statements. All forward-looking statements speak only as of the date of this press release. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results, performance, achievements or transactions of the Company to be materially different from any future results, performance, achievements or transactions expressed or implied by such forward-looking statements. Such risks, uncertainties and other factors relate to, among others, the strength of the commercial office real estate markets in the New York Metropolitan area, reduced demand for office space, unanticipated increases in financing and other costs, competitive market conditions, unanticipated administrative costs, divergent interests from or the financial condition of our joint venture partners, timing of leasing income, general and local economic conditions, interest rates, capital market conditions, tenant bankruptcies and defaults, the availability and cost of comprehensive insurance, including coverage for terrorist acts, environmental, regulatory and/or safety requirements, and other factors, all of which are beyond the Company's control. Additional information or factors that could affect the Company and the forward-looking statements contained herein are included in the Company's filings with the Securities and Exchange Commission. The Company assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.

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SL GREEN REALTY CORP. CONSOLIDATED STATEMENTS OF INCOME-UNAUDITED

(Amounts in thousands, except per share data)

		Three Months Ended March 31,				
		2013	ui 31,	2012		
Revenues:	.		_	0.00 = 0.0		
Rental revenue, net	\$	270,489	\$	260,762		
Escalation and reimbursement		41,000		41,656		
Investment and preferred equity income		52,708		26,338		
Other income		5,774		10,377		
Total revenues		369,971		339,133		
Expenses:						
Operating expenses (including approximately \$4,150 (2013) and \$3,471 (2012) paid to related parties)		73,633		73,254		
Real estate taxes		53,688		51,480		
Ground rent		10,990		8,806		
Interest expense, net of interest income		81,336		80,137		
Amortization of deferred financing costs		4,463		3,580		
Depreciation and amortization		80,683		77,069		
Loan loss and other investment reserves, net of recoveries				564		
Transaction related costs		1,358		1,056		
Marketing, general and administrative	<u> </u>	21,067		20,196		
Total expenses		327,218		316,142		
Income from continuing operations before equity in net income of unconsolidated joint ventures,						
noncontrolling interests and discontinued operations		42,753		22,991		
Equity in net income (loss) from unconsolidated joint ventures		5,073		(1,560		
Equity in net gain (loss) on sale of interest in unconsolidated joint venture/ real estate		_		7,260		
Gain (loss) on investment in marketable securities		(57)		_		
Gain (loss) on early extinguishment of debt		(18,513)		_		
Income from continuing operations		29,256		28,691		
Net loss from discontinued operations		(32)		(161		
Gain on sale of discontinued operations		1,113		6,627		
Net income		30,337		35,157		
Net income attributable to noncontrolling interests in the operating partnership		(555)		(888)		
Preferred unit distributions		(565)		(397		
Net (income) loss attributable to noncontrolling interests in other partnerships		(2,901)		(1,071		
Net income attributable to SL Green		26,316		32,801		
Perpetual preferred stock dividends		(7,407)		(7,545		
Net income attributable to SL Green common stockholders	\$	18,909	\$	25,256		
The medic difficultion to DE Green common stockholders		10,000	<u> </u>			
Earnings Per Share (EPS)						
Net income per share (Basic)	\$	0.21	\$	0.29		
Net income per share (Dasic) Net income per share (Diluted)	\$	0.21	\$	0.29		
Net income per snare (Diruted)	<u> </u>	0.21	Ф	0.23		
Funds From Operations (FFO)	.					
FFO per share (Basic)	\$	1.16	\$	1.11		
FFO per share (Diluted)	\$	1.16	\$	1.10		
Basic ownership interest						
Weighted average REIT common shares for net income per share		91,399		86,744		
Weighted average partnership units held by noncontrolling interests		2,687		3,048		
Basic weighted average shares and units outstanding for FFO per share		94,086		89,792		
Diluted ownership interest						
Weighted average REIT common share and common share equivalents		91,615		87,125		
Weighted average partnership units held by noncontrolling interests		2,687		3,048		
Diluted weighted average shares and units outstanding		94,302		90,173		
Dilucta weighted average shares and units outstanding	====	54,502	_	50,175		

SL GREEN REALTY CORP. CONSOLIDATED BALANCE SHEETS

(Amounts in thousands, except per share data)

Commercial real estate properties, at cost: Land and land intereses \$ 2,886,099			March 31, 2013 (Unaudited)	1	December 31, 2012
Land and and anterests	Assets		(Chadanca)		
Land and and anterests	Commercial real estate properties, at cost:				
Billifing Essebolf and improvements	Land and land interests	\$	2,886,099	\$	2,886,099
Properties under capital lesse 47,179 43,40 1,172,100 1,162,1075 1,163,1075 1,162,1075 1,163,1075 1,162,1075 1,163,1075 1,162,1075 1,163,1075 1,162,1075 1,163,1075 1,162,1075 1,163,1075 1,162,1075 1,163,1075 1,162,1075 1,163,1075 1,162,1075 1,163,1075 1,163,1075 1,163,1	Buildings and improvements		7,452,347		7,389,766
1,73,106	Building leasehold and improvements		1,346,481		1,346,748
Less accumbated depreciation (1,461,775) (1,29),293 Assets held for sale 10,270,31 12,92,931 Assets held for sale 10,200,31 18,901 Cash and cash equivalents 20,201 18,901 Restricted cash 110,203 13,023 13,607 Investment in maketable securities 12,023 45,541 Related party receivables, net of allowance of \$20,947 and \$21,652 in 2013 and 2012, respectively 35,520 30,747 Deberned enter seceivables, net of allowance of \$28,475 and \$29,580 in 2013 and 2012, respectively 35,200 30,730 1,302,243 Deberned enter serverievable, net of allowance of \$11,251 and \$13,572 and allowance of \$7,000 and 2013 and 2012, respectively 14,443,834 1,315,203 Investments in and advances to unconsolidated joint ventures 72,201 71,415 71,415 Other assets 72,202 71,813 72,813 Other assets 72,202 71,813 72,813 Deletered costs, net 5 45,544 82,544 Revoluting credit facility 8 45,544 82,544 Charles 4 42,545 <td>Properties under capital lease</td> <td></td> <td>47,179</td> <td></td> <td>40,340</td>	Properties under capital lease		47,179		40,340
Assets held for sale			11,732,106		11,662,953
Assets held for sale	Less accumulated depreciation		(1,461,775)		(1,393,323)
Asset held for sale — 4,901 Cash and rocks pertivalents 20,104 18,904 Restricted cash 130,223 136,071 Investment in marketable securities 2,294 21,249 Ternat and other receivables, net of allowance of \$20,947 and \$21,652 in 2013 and 2012, respectively 35,250 30,747 Deletand preferred equity investments, net of discourse, set of size of six of \$1,251 and \$13,572 and allowance of \$7,000 and \$20,103 1,233,230 1,307,224 Solid Discourse of section of \$1,251 and \$13,572 and allowance of \$7,000 and \$2,013 1,438,334 1,357,203 Debet and preferred equity investments in and advances to unconsolidated joint ventures 1,232,203 26,118,20 Debet and preferred equity investments in and advances to unconsolidated joint ventures 1,232,203 1,218,20 Other assets 72,205 7,183,20 1,218,20 Other assets 72,205 1,183,20 1,218,20 Total sets 7,205 1,218,20 1,218,20 Total point in the set of all sets of the set of a set o	·				
Cash and cash equivalents 220,149 188,984 Restricted cash 13,023 136,071 Investment in marketable securities 22,994 21,429 Incam and other receivables, net of allowance of \$20,947 and \$21,652 in 2013 and 2012, respectively 11,333 7,531 Related pany receivables. net of allowance of \$28,475 and \$29,580 in 2013 and 2012, respectively 1,438,34 1,537,200 Debrade ruther receivable, net of allowance of \$28,475 and \$29,580 in 2013 and 2012, respectively 1,073,130 1,032,203 Debrade ruther receivable, net of allowance of \$20,475 and \$22,580 in 2013 and 2012, respectively 1,073,130 1,032,203 Diversements in and advances to unconsolidated joint ventures 1,073,130 1,032,203 Deferred cotts, receivable. \$22,018 \$4,154,307 Other assets 722,952 71,032,208 Intableties 8,481,543,505 \$4,015,404 Revolving credit facility 30,000 70,000 Revolving credit facility 73,656 73,558 Accrued inserest and other labilities 1,732,258 1,734,258 Accrued inserest and other labilities 30,000 70,000 <	Assets held for sale				
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Tenar and other receivables, net of allowance of \$20,447 and \$21,662 in 2013 and 2012, respectively 31,53 7,531					
Related party receivables 1,13 7,51 Deberard rents receivables 1,15 1,25					
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Debt and preferred equity investments, net of discount of \$11,251 and \$13,572 and allowance of \$7,000 in 2013 and 2012, respectively 1,073,130 1,073,243 1,073,130 1					
87.000 in 2013 and 2012, respectively 1,43,4384 1,352,203 Invesments in and advances to unconsolidated joint ventures 1,073,103 20,223 Deference costs, net 722,952 718,352 Other assers 722,952 718,352 Total asserts \$1,453,055 \$14,857,855 Horizontal asserts Mortgages and other loans payable \$4,815,485 \$4,615,466 Revolving credit facility 30,000 70,000 Term loan and senior unsecured notes 1,734,956 73,656 73,656 Accroued interest and other liabilities 30,600 73,056 72,958 15,958 Accroued interest and other liabilities 32,317 32,157 20,958 20,958 15,958 <td< td=""><td></td><td></td><td>333,230</td><td></td><td>340,747</td></td<>			333,230		340,747
Investments in and advances to unconsolidated joint ventures 1,032,243 25,243			1 442 024		1 257 202
Defend costs, net 25,18,13 72,195 71,315 Other assets 72,295 71,315 72,295 71,315 Total assets \$1,454,305 \$1,436,755 *14,367,755 Hortgages and other loans payable \$4,615,464 \$4,615,465 \$4,615,465 \$7,000 Revolving credit facility 30,000 70,000 \$7,000 \$7,000 \$7,000 \$7,000 \$1,234,265 \$7,305 \$7,000 \$7,000 \$1,300 \$7,000 \$1,305					
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Tabilities	·				
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Mortgages and other loans payable \$ 4,815,465 \$ 1,500 70,000 Term loan and senior unsecured notes 1,732,568 1,732,768 1,732,768 1,732,768 1,732,768 1,732,768 1,732,768 1,732,768 1,732,768 1,732,768 1,732,768 1,732,768 1,732,768 1,732,768 1,732,768 1,732,783 1,732,768 1,732,783 1,732,783 1,732,783 1,732,783 1,732,783 1,732,783 1,732,783 1,732,783 1,732,783 1,732,783 1,732,783 1,732,783 1,732,783 <td>Liabilities</td> <td></td> <td></td> <td></td> <td></td>	Liabilities				
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SL Green Realty Corp. stockholders' equity Series C perpetual preferred shares, \$0.01 par value, \$25.00 liquidation preference, 7,700 issued and outstanding at both March 31, 2013 and December 31, 2012, respectively 180,340 180,340 Series I perpetual preferred shares, \$0.01 par value, \$25.00 liquidation preference, 9,200 issued and outstanding at both March 31, 2013 and December 31, 2012, respectively 221,932 221,965 Common stock, \$0.01 par value 160,000 shares authorized, 95,201and 94,896 issued and outstanding at March 31, 2013 and December 31, 2012, respectively (inclusive of 3,646 shares held in Treasury at both March 31, 2013 and December 31, 2012, respectively) 953 950 Additional paid-in capital 4,697,528 4,667,900 Treasury stock-at cost (322,858) (322,858) Accumulated other comprehensive loss (26,117) (29,587) Retained earnings 1,665,468 1,701,092 Total SL Green Realty Corp. stockholders' equity 6,417,246 6,419,802 Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103	Equity				
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outstanding at both March 31, 2013 and December 31, 2012, respectively 221,932 221,965 Common stock, \$0.01 par value 160,000 shares authorized, 95,201and 94,896 issued and outstanding at March 31, 2013 and December 31, 2012, respectively (inclusive of 3,646 shares held in Treasury at both March 31, 2013 and December 31, 2012, respectively) 953 950 Additional paid-in capital 4,697,528 4,667,900 Treasury stock-at cost (322,858) (322,858) Accumulated other comprehensive loss (26,117) (29,587) Retained earnings 1,665,468 1,701,092 Total SL Green Realty Corp. stockholders' equity 6,417,246 6,419,802 Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103			200,010		200,010
Common stock, \$0.01 par value 160,000 shares authorized, 95,201and 94,896 issued and outstanding at March 31, 2013 and December 31, 2012, respectively (inclusive of 3,646 shares held in Treasury at both March 31, 2013 and December 31, 2012, respectively) 953 950 Additional paid-in capital 4,697,528 4,667,900 Treasury stock-at cost (322,858) (322,858) Accumulated other comprehensive loss (26,117) (29,587) Retained earnings 1,665,468 1,701,092 Total SL Green Realty Corp. stockholders' equity 6,417,246 6,419,802 Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103			221 932		221 965
March 31, 2013 and December 31, 2012, respectively (inclusive of 3,646 shares held in Treasury at both March 31, 2013 and December 31, 2012, respectively) 953 950 Additional paid-in capital 4,697,528 4,667,900 Treasury stock-at cost (322,858) (322,858) Accumulated other comprehensive loss (26,117) (29,587) Retained earnings 1,665,468 1,701,092 Total SL Green Realty Corp. stockholders' equity 6,417,246 6,419,802 Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103			221,002		221,303
March 31, 2013 and December 31, 2012, respectively) 953 950 Additional paid-in capital 4,697,528 4,667,900 Treasury stock-at cost (322,858) (322,858) Accumulated other comprehensive loss (26,117) (29,587) Retained earnings 1,665,468 1,701,092 Total SL Green Realty Corp. stockholders' equity 6,417,246 6,419,802 Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103					
Additional paid-in capital 4,697,528 4,667,900 Treasury stock-at cost (322,858) (322,858) Accumulated other comprehensive loss (26,117) (29,587) Retained earnings 1,665,468 1,701,092 Total SL Green Realty Corp. stockholders' equity 6,417,246 6,419,802 Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103			052		050
Treasury stock-at cost (322,858) (322,858) Accumulated other comprehensive loss (26,117) (29,587) Retained earnings 1,665,468 1,701,092 Total SL Green Realty Corp. stockholders' equity 6,417,246 6,419,802 Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103					
Accumulated other comprehensive loss (26,117) (29,587) Retained earnings 1,665,468 1,701,092 Total SL Green Realty Corp. stockholders' equity 6,417,246 6,419,802 Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103					
Retained earnings 1,665,468 1,701,092 Total SL Green Realty Corp. stockholders' equity 6,417,246 6,419,802 Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103					
Total SL Green Realty Corp. stockholders' equity 6,417,246 6,419,802 Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103	-				
Noncontrolling interests in other partnerships 488,433 487,301 Total equity 6,905,679 6,907,103	•				
Total equity 6,905,679 6,907,103					
	Noncontrolling interests in other partnerships				487,301
Total liabilities and equity \$ 14,543,965 \$ 14,387,754	Total equity		6,905,679		6,907,103
	Total liabilities and equity	\$	14,543,965	\$	14,387,754

SL GREEN REALTY CORP. RECONCILIATION OF NON-GAAP FINANCIAL MEASURES

(Amounts in thousands, except per share data)

Solity calcular depreciation and noncontrolling interest adjustment 1,500										Three Mor		Ended	
Net income arminumbathe to common society of the content of the c													2012
Neces the properties of the p		lde							¢	10.000	¢.		25.250
Production and amonization of process and section and process of the process o		lders							\$	18,909	\$		25,256
Product water dependance and source with the product water of the product water dependance and sounce of the product water of the pr										80,683			77,069
Net in each of discontinual operations 1870 18	Discontinued operations depreciation adjust									7			14
Secretary the gain (loss) on sale of joint venture levers to the gain (loss) on sale of joint venture levers to the gain (loss) on sale of joint venture levers to the gain (loss) on sale of joint venture levers to the gain (loss) on sale of joint venture levers to the gain of the gain (loss) on sale of joint venture levers to the gain of t				nts									9,141
Same shade of discontinued operations 1,113 6,127 1,270 1,2	-	terests	5							3,456			1,959
Equity innet income (loss) on alse of joint venture (loss) on also in the venture (loss) on also in the venture (loss) on all venture (lo										1 112			6 627
Purpose Pur		ture in	terest							1,113			
Commoditation Commoditatio			icrest							245			
Considerating Consideration Consideratio	Funds from Operations								\$		\$		99,285
Consolidation Control	•										_		
The Part			Consolidate	d Dror	nartias						Comb	inad	
Comparising income and Same-store NOI Reconciliation: Security in net income of unconsolidated joint ventures, noncontrolling interests and discontinued operations Security in net income (10ss) from joint ventures Security in net (income) loss from joint ventures Security in net income (10s) Security in net (income) loss from joint ventures Security in n			Three Moi	ths E		_	Three Mon	ths En		Three	Mon	ths En	ded
Directing income and Same-stor NOI Reconcilitation: Income from continuing operations before equity in net income of unconsolidated joint ventures, noncontrolling interests and discontinued operations \$42,753 \$22,991 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$				h 31,	2012			h 31,	2012		Marc	h 31,	2012
Income from continuing operations before equity in net income of unconsolidated join ventures, noncortrolling interests and discontinued operations \$ 42,753 \$ 22,991 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Operating income and Same-store NOI Reconciliation:		2013		2012		2010		LUIL	2013	_		LUIL
Departing income from the form to debt Departing income from discontinued operations S 42,753 S 22,991 S S S S S S S S S													
Equity in net income (loss) from joint ventures													
Equity in net income (loss) from joint ventures													
Equity in net income (loss) from joint ventures 5,073 (1,560) 5,073 (1,560) 16,012 16,056 16,012 16,012 16,056 16,012 16,056 16,012 16,056 16,012 16,056 16,012 16,056 16,012 16,056 16,012 16,056 16,012 16,056 16,012 16,056 16,012 16,056 16,012 16,056 16,05		ď	40.750	ሶ	22.004	ф		¢					
Net operating income from discontinued operations and other investment reserves, net of recoveries 1,358 1,056 1,560	discontinued operations	\$	42,/53	\$	22,991	\$		\$					
Net operating income from discontinued operations and other investment reserves, net of recoveries 1,358 1,056 1,560	Equity in net income (loss) from joint												
Depreciation and amortization Section Se			5,073		(1,560)		5,073		(1,560)				
Automotization of deferred financing costs													
Costs 4,463 3,580 2,362 627 Gain (loss) on early extinguishment of debt (18,513) — <th< td=""><td></td><td></td><td>81,336</td><td></td><td>80,137</td><td></td><td>19,542</td><td></td><td>23,420</td><td></td><td></td><td></td><td></td></th<>			81,336		80,137		19,542		23,420				
Cain (loss) on early extinguishment of debt	_		4.460		D =00		0.000		60 .				
Marketing, general & administrative expense 21,067 20,196 342,989 38,543			4,463		3,580		2,362		627				
Operating income \$ 195,795 \$ 182,217 \$ 42,989 \$ 38,543 Marketing, general & administrative expense 21,067 20,196 — — Net operating income from discontinued operations (26) 545 — — Loan loss and other investment reserves, net of recoveries — 564 — — Transaction related costs 1,358 1,056 — — — Non-building revenue (53,152) (30,890) (3,661) (3,635) — Equity in net (income) loss from joint ventures (5,073) 1,560 — — — (Gain) loss on early extinguishment of debt 18,513 — — — — Net operating income (NOI) 178,482 175,248 39,328 35,069 \$ 217,810 \$ 210,317 Net operating income from discontinued operations 26 (545) — — — 26 (545) Same-Store NOI \$ 172,091 \$ 169,762 \$ 25,790 \$ 24,814 \$ 197,881 \$ 194,576			(18 513)		_				_				
Marketing, general & administrative expense 21,067 20,196 — — — — — Personance Comparing income from discontinued operations (26) 545 —		\$		\$	182,217	\$	42,989	\$	38,543				
Net operating income from discontinued operations Cab	o per uning interest	_ _	<u> </u>	÷		÷		=					
Net operating income from discontinued operations Cab S45	Marketing, general & administrative												
Coan loss and other investment reserves, net of recoveries Coan loss and other investment reserves, net of recoveries Coan loss and other investment reserves, net of recoveries Coan loss C	•		21,067		20,196		_		_				
Loan loss and other investment reserves, net of recoveries			(0.0)										
Transaction related costs			(26)		545		_		_				
Non-building revenue (53,152) (30,890) (3,661) (3,635) Image: Control of the properties of the propert			_		564		_		_				
Non-building revenue (53,152) (30,890) (3,661) (3,635) Image: Control of the properties of the properties of the properties adjustment (5,073) 1,560 —	· · · · · · · · · · · · · · · · · · ·		1,358						161				
Equity in net (income) loss from joint ventures (5,073) 1,560 —			,		,								
ventures (5,073) 1,560 —			(53,152)		(30,890)		(3,661)		(3,635)				
(Gain) loss on early extinguishment of debt 18,513 — 217,810 \$ 210,317 Net operating income from discontinued operations 26 (545) — — — — 26 (545) NOI from other properties/affiliates (6,417) (4,941) (13,538) (10,255) (19,955) (15,196) 151,966 154,576													
debt 18,513 — — — — — — — — — — — — — — 217,810 \$ 210,317 — Net operating income from discontinued operations 26 (545) — — — — — 26 (545) — — — — — 26 (545) —			(5,073)		1,560		_		_				
Net operating income (NOI) 178,482 175,248 39,328 35,069 \$ 217,810 \$ 210,317 Net operating income from discontinued operations 26 (545) — — 26 (545) NOI from other properties/affiliates (6,417) (4,941) (13,538) (10,255) (19,955) (15,196) Same-Store NOI \$ 172,091 \$ 169,762 \$ 25,790 \$ 24,814 \$ 197,881 \$ 194,576 Ground lease straight-line adjustment 1,888 172 — — — 1,888 172 Straight-line and free rent (13,279) (17,470) (1,132) (740) (14,411) (18,210) Rental income — FAS 141 (3,168) (2,125) (491) (375) (3,659) (2,500) Same-store cash NOI \$ 157,532 \$ 150,339 \$ 24,167 \$ 23,699 \$ 181,699 \$ 174,038			18 513				_		_				
Net operating income from discontinued operations 26 (545) — — 26 (545) NOI from other properties/affiliates (6,417) (4,941) (13,538) (10,255) (19,955) (15,196) Same-Store NOI \$ 172,091 \$ 169,762 \$ 25,790 \$ 24,814 \$ 197,881 \$ 194,576 Ground lease straight-line adjustment 1,888 172 — — — 1,888 172 Straight-line and free rent (13,279) (17,470) (1,132) (740) (14,411) (18,210) Rental income — FAS 141 (3,168) (2,125) (491) (375) (3,659) (2,500) Same-store cash NOI \$ 157,532 \$ 150,339 \$ 24,167 \$ 23,699 \$ 181,699 \$ 174,038					175.248		39,328		35.069	\$ 217.8	10	\$	210.317
discontinued operations 26 (545) — — 26 (545) NOI from other properties/affiliates (6,417) (4,941) (13,538) (10,255) (19,955) (15,196) Same-Store NOI \$ 172,091 \$ 169,762 \$ 25,790 \$ 24,814 \$ 197,881 \$ 194,576 Ground lease straight-line adjustment 1,888 172 — — — 1,888 172 Straight-line and free rent (13,279) (17,470) (1,132) (740) (14,411) (18,210) Rental income — FAS 141 (3,168) (2,125) (491) (375) (3,659) (2,500) Same-store cash NOI \$ 157,532 \$ 150,339 \$ 24,167 \$ 23,699 \$ 181,699 \$ 174,038			_, 0, 102		_, _, _ 10		33,520		33,300			7	
NOI from other properties/affiliates (6,417) (4,941) (13,538) (10,255) (19,955) (15,196) Same-Store NOI \$ 172,091 \$ 169,762 \$ 25,790 \$ 24,814 \$ 197,881 \$ 194,576 Ground lease straight-line adjustment 1,888 172 — — — 1,888 172 Straight-line and free rent (13,279) (17,470) (1,132) (740) (14,411) (18,210) Rental income — FAS 141 (3,168) (2,125) (491) (375) (3,659) (2,500) Same-store cash NOI \$ 157,532 \$ 150,339 \$ 24,167 \$ 23,699 \$ 181,699 \$ 174,038													
Same-Store NOI \$ 172,091 \$ 169,762 \$ 25,790 \$ 24,814 \$ 197,881 \$ 194,576 Ground lease straight-line adjustment 1,888 172 — — — 1,888 172 Straight-line and free rent (13,279) (17,470) (1,132) (740) (14,411) (18,210) Rental income — FAS 141 (3,168) (2,125) (491) (375) (3,659) (2,500) Same-store cash NOI \$ 157,532 \$ 150,339 \$ 24,167 \$ 23,699 \$ 181,699 \$ 174,038									_				(545)
Ground lease straight-line adjustment 1,888 172 — — 1,888 172 Straight-line and free rent (13,279) (17,470) (1,132) (740) (14,411) (18,210) Rental income — FAS 141 (3,168) (2,125) (491) (375) (3,659) (2,500) Same-store cash NOI \$ 157,532 \$ 150,339 \$ 24,167 \$ 23,699 \$ 181,699 \$ 174,038		Φ.		<u></u>		_		.				d.	
Straight-line and free rent (13,279) (17,470) (1,132) (740) (14,411) (18,210) Rental income — FAS 141 (3,168) (2,125) (491) (375) (3,659) (2,500) Same-store cash NOI \$ 157,532 \$ 150,339 \$ 24,167 \$ 23,699 \$ 181,699 \$ 174,038	Same-Store NOI	\$	172,091	\$	169,762	\$	25,790	\$	24,814	\$ 197,8	81	\$	194,576
Rental income — FAS 141 (3,168) (2,125) (491) (375) (3,659) (2,500) Same-store cash NOI \$ 157,532 \$ 150,339 \$ 24,167 \$ 23,699 \$ 181,699 \$ 174,038	Ground lease straight-line adjustment		1,888		172		_		_	1,8	88		172
Rental income — FAS 141 (3,168) (2,125) (491) (375) (3,659) (2,500) Same-store cash NOI \$ 157,532 \$ 150,339 \$ 24,167 \$ 23,699 \$ 181,699 \$ 174,038	Straight-line and free rent		(13.279)		(17.470)		(1.132)		(740)	(14.4	.11)		(18.210)
Same-store cash NOI \$ 157,532 \$ 150,339 \$ 24,167 \$ 23,699 \$ 181,699 \$ 174,038													
		\$		\$		\$		\$			_	\$	174,038
10						_							
					10								

SL GREEN REALTY CORP. SELECTED OPERATING DATA-UNAUDITED

1	March 31,
2013	2012

Manhattan Operating Data: (1)		
Net rentable area at end of period (in 000's)	24,282	23,757
Portfolio percentage leased at end of period	94.2%	93.9%
Same-Store percentage leased at end of period	94.3%	94.0%
Number of properties in operation	36	33
Office square feet where leases commenced during quarter (rentable)	536,101	734,218
Average mark-to-market percentage-office	4.3%	31.4%
Average starting cash rent per rentable square foot-office	\$ 57.06	\$ 69.81

⁽¹⁾ Includes wholly-owned and joint venture properties.



FIRST QUARTER 2013 SUPPLEMENTAL DATA MARCH 31, 2013





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

- · SL Green's common stock is listed on the New York Stock Exchange, and trades under the symbol SLG.
- 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 incorporated into this supplemental financial package. This supplemental financial package is available through the Company's internet site.
- This data is furnished 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 perspective 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 restate the data presented herein.

Questions pertaining to the information contained herein should be referred to Investor Relations at investor.relations@slgreen.com or at 212-216-1601.

Forward-looking Statement

This press release contains "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 press release are forward-looking statements. All forward-looking statements speak only as of the date of this press release. Such forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results, performance, achievements or transactions of the Company to be materially different from any future results, performance, achievements or transactions expressed or implied by such forward-looking statements. Such risks, uncertainties and other factors relate to, among others, the strength of the commercial office real estate markets in the New York metro area, reduced demand for office space, unanticipated increases in financing and other costs, competitive market conditions, unanticipated administrative costs, divergent interests from or the financial condition of our joint venture partners, timing of leasing income, general and local economic conditions, interest rates, capital market conditions, tenant bankruptcies and defaults, the availability and cost of comprehensive insurance, including coverage for terrorist acts, environmental, regulatory and/or safety requirements, and other factors, all of which are beyond the Company's control. Additional information or factors that could affect the Company and the forward-looking statements contained herein are included in the Company's filings with the Securities and Exchange Commission.

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The Company assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.

Ratings

Ratings are not recommendations to buy, sell or hold the Company's securities.

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 March 31, 2013 that will be released on Form 10-Q to be filed on or before May 10, 2013.

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Highlights of Current Period Financial Performance

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CORPORATE PROFILE



SL Green Realty Corp., or the Company, is New York City's largest commercial office landlord and is the only fully integrated, self-managed, self-administered Real Estate Investment Trust, or REIT, primarily focused on owning and operating office buildings in Manhattan.

The Company was formed on August 20, 1997 to continue the commercial real estate business of S.L. Green Properties Inc., a company that was founded in 1980 by Stephen L. Green, our current Chairman. For more than 25 years SL Green 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 strategically acquiring, redeveloping and repositioning office properties primarily located in Manhattan, and re-leasing and managing these properties for maximum cash flow.

In 2007, SL Green acquired Reckson Associates Realty Corp. and added over 9 million square feet to its portfolio. Included in this total is over 3 million square feet of Class A office space located in Westchester, New York and Stamford, Connecticut. These suburban portfolios serve as natural extensions of SL Green's core ownership in the Grand Central submarket of Midtown Manhattan. The Company has since made selective additions and dispositions to the holdings in these areas.

Looking forward, SL Green plans to continue its opportunistic investment philosophy through three established business lines: investment in long-term core properties, investment in opportunistic assets, and debt and preferred equity investments. This three-legged investment strategy allows SL Green to balance the components of its portfolio to take advantage of each stage in the business cycle.

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Summary

New York, NY, April 23, 2013 – SL Green Realty Corp. (NYSE: SLG) today reported funds from operations, or FFO, of \$109.2 million, or \$1.16 per diluted share, for the quarter ended March 31, 2013, compared to \$99.3 million, or \$1.10 per diluted share, for the same quarter in 2012. Exclusive of the items listed below, which were recognized in the first quarter, normalized FFO for the quarter ended March 31, 2013 is calculated as follows:

	Per Diluted Share
Normalized FFO Reconciliation:	
FFO (1)	\$ 1.16
Charges related to 1515 Broadway refinancing	0.20
Gain on the sale of 50% interest in mezzanine investment	(0.14)
Normalized Funds From Operations (2)	\$ 1.22

- (1) See page 16 for a reconciliation of net income available to common stockholders to FFO.
- (2) There were no similar items in the first quarter of 2012.

Net income attributable to common stockholders totaled \$18.9 million, or \$0.21 per diluted share, for the quarter ended March 31, 2013, compared to \$25.3 million, or \$0.29 per diluted share, for the same quarter in 2012.

Operating and Leasing Activity

For the first quarter of 2013, the Company reported revenues and operating income of \$370.0 million and \$195.8 million, respectively, compared to \$339.1 million and \$182.2 million, respectively, for the same period in 2012.

Same-store cash NOI on a combined basis increased by 4.4 percent to \$181.7 million for the quarter ended March 31, 2013 as compared to the same period in 2012. Consolidated property same-store cash NOI increased by 4.8 percent to \$157.5 million and unconsolidated joint venture property same-store cash NOI increased 2.0 percent to \$24.2 million.

Occupancy for the Company's stabilized, same-store Manhattan portfolio at March 31, 2013 was 94.3 percent compared to 94.0 percent at March 31, 2012 and 94.3 percent at December 31, 2012.

During the quarter, the Company signed 55 office leases in its Manhattan portfolio totaling 585,454 square feet. Twenty-seven leases totaling 122,780 square feet represented office leases that replaced previous vacancy, and 28 office leases comprising 462,674 square feet, which had been occupied within the prior twelve months, had average starting rents of \$54.94 per rentable square foot, representing a 0.7 percent increase over the previously fully escalated rents on the same office spaces. The average lease term on the Manhattan office leases signed in the first quarter was 5.4 years and average tenant concessions were 2.2 months of free rent with a tenant improvement allowance of \$20.73 per rentable square foot.

During the quarter, 536,101 square feet of office leases commenced in the Manhattan portfolio, 129,746 square feet of which represented office leases that replaced previous vacancy, and 406,355 square feet of which had been occupied within the prior twelve months, represented office leases that had average starting rents of \$57.06 per rentable square foot, representing a 4.3 percent increase over the previously fully escalated rents on the same office spaces.

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FIRST QUARTER 2013 HIGHLIGHTS UNAUDITED



Occupancy for the Company's Suburban portfolio was 80.2 percent at March 31, 2013, compared to 81.3 percent at December 31, 2012.

During the quarter, the Company signed 36 office leases in the Suburban portfolio totaling 305,916 square feet. Twelve leases totaling 88,674 square feet represented office leases that replaced previous vacancy, and 24 office leases comprising 217,242 square feet, which had been occupied within the prior twelve months, had average starting rents of \$30.04 per rentable square foot, representing a 0.8 percent increase over the previously fully escalated rents on the same office spaces. The average lease term on the Suburban office leases signed in the first quarter was 8.3 years and average tenant concessions were 4.9 months of free rent with a tenant improvement allowance of \$20.79 per rentable square foot.

During the quarter, 225,072 square feet of office leases commenced in the Suburban portfolio, 74,975 square feet of which represented office leases that replaced previous vacancy, and 150,097 square feet of which had been occupied within the prior twelve months, represented office leases that had average starting rents of \$32.51 per rentable square foot, representing a 0.7 percent decrease over the previously fully escalated rents on the same office spaces.

Significant leases that were signed during the first quarter included:

- · Early renewal and expansion on 150,865 square feet with Eisner, LLP for 3.3 years at 750 Third Avenue;
- New lease on 58,854 square feet with Viacom International, Inc. for 5.0 years at 1515 Broadway;
- Early renewal on 43,294 square feet with WPP Group USA, Inc. for 6.3 years at 100 Park Avenue;
- · New lease on 30,030 square feet with The Federative Republic of Brazil for 10.3 years at 220 East 42nd Street;

- · New lease on 67,145 square feet with Xylem Inc. for 10.8 years at 1100 King Street, Westchester County, NY; and
- Early renewal and expansion on 38,252 square feet with Kaufman Borgeest & Ryan LLP for 9.8 years at 200 Summit Lake Drive, Westchester County, NY.

Marketing, general and administrative, or MG&A, expenses for the quarter ended March 31, 2013 were \$21.1 million, or 4.9 percent of total revenues including the Company's share of joint venture revenue compared to \$20.2 million, or 5.2 percent for the quarter ended March 31, 2012.

Real Estate Investment Activity

In March 2013, the Company, with a joint venture partner, acquired two vacant residential buildings in Williamsburg, Brooklyn for \$54.9 million. The properties, which are above a retail condominium already owned by the Company, consist of 72 newly constructed apartment units and 12 townhouses. Simultaneously, the joint venture closed on a \$22.0 million, 5-year first mortgage loan which bears interest at 225 basis points over the 30-day LIBOR.

Debt and Preferred Equity Investment Activity

The Company's debt and preferred equity investment portfolio totaled \$1.4 billion at March 31, 2013. During the first quarter, the Company purchased and originated new debt and preferred

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FIRST QUARTER 2013 HIGHLIGHTS UNAUDITED



equity investments totaling \$198.9 million, inclusive of 550 Madison Avenue, all of which are collateralized by New York City commercial office properties, and recorded \$121.4 million of principal reductions from investments that were sold or repaid. The debt and preferred equity investment portfolio had a weighted average maturity of 1.9 years as of March 31, 2013 and had a weighted average yield during the quarter ended March 31, 2013 of 10.6 percent.

During the first quarter the Company sold a 50 percent interest in a mezzanine loan secured by interests in 5 Times Square, Manhattan, generating \$57.8 million of proceeds to the Company, inclusive of \$12.9 million of additional income recorded in the first quarter.

Financing and Capital Activity

In February 2013, the Company closed on a \$900 million first mortgage refinancing of 1515 Broadway. The new 12-year, 3.93 percent fixed rate mortgage financing replaced the former \$775 million mortgage loan. The refinancing follows the April 2012 renewal by Viacom of 1.6 million square feet at the office tower through 2031. In conjunction with the refinancing, the Company paid a prepayment penalty of \$7.6 million, or \$0.08 per diluted share, to the providers of the previous mortgage loan and recorded a non-recurring charge of \$10.9 million, or \$0.12 per diluted share, for unamortized deferred financing costs associated with the previous mortgage loan.

Dividends

During the first quarter of 2013, the Company declared quarterly dividends on its outstanding common and preferred stock as follows:

- · \$0.33 per share of common stock, which was paid on April 15, 2013 to stockholders of record on the close of business on April 1, 2013;
- \$0.4766 per share on the Company's Series C Preferred Stock for the period January 15, 2013 through and including April 14, 2013, which was paid on April 15, 2013 to stockholders of record on the close of business on April 1, 2013, and reflects the regular quarterly dividend which is the equivalent of annualized dividend of \$1.9064 per share; and
- \$0.40625 per share on the Company's Series I Preferred Stock for the period January 15, 2013 through and including April 14, 2013, which was paid on April 15, 2013 to stockholders of record on the close of business on April 1, 2013, and reflects the regular quarterly dividend which is the equivalent of annualized dividend of \$1.625 per share.

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SL Green Realty Corp. Key Financial Data March 31, 2013

(Amounts in Thousands Except Ratios, Percentages, Per Share and Sq. Ft.)



	As of or for the three months ended									
3/3	1/2013	12/31/2012		9/30/2012		6/30/2012		3	/31/2012	
\$	0.21	\$	0.22	\$	0.09	\$	1.14	\$	0.29	
\$	1.16	\$	1.14	\$	1.12	\$	1.92	\$	1.10	
\$	1.03	\$	0.74	\$	0.81	\$	0.71	\$	0.87	
\$	86.11	\$	76.65	\$	80.07	\$	80.24	\$	77.55	
\$	86.29	\$	79.63	\$	84.88	\$	83.31	\$	79.27	
\$	78.16	\$	71.37	\$	76.13	\$	70.91	\$	68.16	
\$	0.33	\$	0.33	\$	0.25	\$	0.25	\$	0.25	
	28.5%		29.0%		22.4%		13.0%		22.7%	
	32.2%		44.6%		30.7%		35.2%		28.6%	
	3/3 \$ \$ \$ \$ \$	\$ 1.16 \$ 1.03 \$ 86.11 \$ 86.29 \$ 78.16 \$ 0.33	\$ 0.21 \$ 1.16 \$ 1.03 \$ \$ 86.11 \$ 86.29 \$ 78.16 \$	3/31/2013 12/31/2012 \$ 0.21 \$ 0.22 \$ 1.16 \$ 1.14 \$ 1.03 \$ 0.74 \$ 86.11 \$ 76.65 \$ 86.29 \$ 79.63 \$ 78.16 \$ 71.37 \$ 0.33 \$ 0.33 28.5% 29.0%	3/31/2013 12/31/2012 9 \$ 0.21 \$ 0.22 \$ 1.14 \$ 1.14 \$ 1.03 \$ 0.74 \$ 1.03 \$ 86.11 \$ 76.65 \$ 86.29 \$ 79.63 \$ 78.16 \$ 71.37 \$ 0.33 \$ 0.33 \$ 29.0%	3/31/2013 12/31/2012 9/30/2012 \$ 0.21 \$ 0.09 \$ 1.16 \$ 1.14 \$ 1.12 \$ 1.03 \$ 0.74 \$ 0.81 \$ 86.11 \$ 76.65 \$ 80.07 \$ 86.29 \$ 79.63 \$ 84.88 \$ 78.16 \$ 71.37 \$ 76.13 \$ 0.33 \$ 0.25 28.5% 29.0% 22.4%	3/31/2013 12/31/2012 9/30/2012 6 \$ 0.21 \$ 0.22 \$ 0.09 \$ \$ 1.16 \$ 1.14 \$ 1.12 \$ \$ 1.03 \$ 0.74 \$ 0.81 \$ \$ 86.11 \$ 76.65 \$ 80.07 \$ \$ 86.29 \$ 79.63 \$ 84.88 \$ \$ 78.16 \$ 71.37 \$ 76.13 \$ \$ 0.33 \$ 0.33 \$ 0.25 \$ 28.5% 29.0% 22.4%	3/31/2013 12/31/2012 9/30/2012 6/30/2012 \$ 0.21 \$ 0.22 \$ 0.09 \$ 1.14 \$ 1.16 \$ 1.14 \$ 1.12 \$ 1.92 \$ 1.03 \$ 0.74 \$ 0.81 \$ 0.71 \$ 86.11 \$ 76.65 \$ 80.07 \$ 80.24 \$ 86.29 \$ 79.63 \$ 84.88 \$ 83.31 \$ 78.16 \$ 71.37 \$ 76.13 \$ 70.91 \$ 0.33 \$ 0.33 \$ 0.25 \$ 0.25	3/31/2013 12/31/2012 9/30/2012 6/30/2012 3/ \$ 0.21 \$ 0.22 \$ 0.09 \$ 1.14 \$ 1.92 \$ 1.92 \$ 1.92 \$ 1.03 \$ 0.74 \$ 0.81 \$ 0.71 \$ 0	

Common Shares & Units										
Common shares outstanding		91,555		91,250		90,363		89,938		88,855
Units outstanding		2,586		2,760		3,310		3,486		3,051
Total common shares and units outstanding		94,141		94,010		93,673		93,424		91,906
			_		_		_		_	
Weighted average common shares and units outstanding - basic		94,086		93,747		93,561		92,982		89,792
Weighted average common shares and units outstanding - diluted		94,302		94,011		93,891		93,351		90,173
Weighted average common shares and units outstanding - unated		34,302		34,011		33,031		33,331		30,173
Market Capitalization										
Market value of common equity	\$	8,106,482	\$	7,205,867	\$	7,500,397	\$	7,496,342	\$	7,127,310
Liquidation value of preferred equity/units	Ψ	442,050		442,050	4	442,050	Ψ	442,050	Ψ.	442,050
Consolidated debt		6,678,073		6,520,420		6,388,277		6,278,024		6,081,046
Consolidated market capitalization	\$	15,226,605	\$	14,168,337	\$	14,330,724	\$	14,216,416	\$	13,650,406
SLG portion of JV debt	Ψ	2,199,143	Ψ	2,135,361	Ψ	2,031,576	Ψ	1,919,749	Ψ	1,940,840
·	<u>¢</u>	17,425,748	¢	16,303,698	¢	16,362,300	¢	16,136,165	¢	15,591,246
Combined market capitalization	φ	17,423,740	φ	10,303,030	Φ	10,302,300	Ф	10,130,103	Φ	13,331,240
		42.00/		40.00/		44.00/		44.20/		44.50/
Consolidated debt to market capitalization		43.9%		46.0%		44.6%		44.2%		44.5%
Combined debt to market capitalization		50.9%		53.1%		51.5%		50.8%		51.5%
Consolidated debt service coverage		2.3		2.1		2.2		2.3		2.1
Consolidated fixed charge coverage		1.9		1.8		1.9		2.0		1.8
		1.8		1.6		1.7		1.8		1.6
Combined fixed charge coverage		1.8		1.0		1./		1.8		1.0
Supplemental Information								Ī	irst (Quarter 2013
ouppremental information									1131	Quarter 2015

SL Green Realty Corp. Key Financial Data March 31, 2013 (Dollars in Thousands Except Per Share and Sq. Ft.)



	As of or for the three months ended										
	 3/31/2013		12/31/2012		9/30/2012		6/30/2012		3/31/2012		
Selected Balance Sheet Data											
Real estate assets before depreciation	\$ 11,732,106	\$	11,667,698	\$	11,719,628	\$	11,512,204	\$	11,338,420		
Investments in unconsolidated joint ventures	\$ 1,073,130	\$	1,032,243	\$	1,020,790	\$	1,014,042	\$	1,022,931		
Debt and Preferred Equity Investments	\$ 1,443,834	\$	1,357,203	\$	1,071,641	\$	982,209	\$	999,573		
Cash and cash equivalents	\$ 220,140	\$	189,984	\$	162,363	\$	256,799	\$	133,665		
Investment in marketable securities	\$ 22,994	\$	21,429	\$	21,549	\$	23,502	\$	25,689		
Total assets	\$ 14,543,965	\$	14,387,754	\$	14,284,939	\$	14,139,113	\$	13,761,713		
Fixed rate & hedged debt	\$ 5,811,994	\$	4,922,725	\$	4,960,419	\$	4,966,192	\$	4,773,768		
Variable rate debt	866,079		1,597,695		1,427,858		1,311,832		1,307,278		
Total consolidated debt	\$ 6,678,073	\$	6,520,420	\$	6,388,277	\$	6,278,024	\$	6,081,046		
Total liabilities	\$ 7,368,562	\$	7,218,194	\$	7,110,271	\$	6,998,546	\$	6,822,003		
Fixed rate & hedged debt - including SLG portion of JV debt	\$ 7.070.303	\$	6,181,112	\$	6.262.129	\$	6.362.471	\$	6,105,516		
Variable rate debt - including SLG portion of JV debt	1,806,913		2,474,669		2,157,724		1,835,302		1,916,370		
Total combined debt	\$ 8,877,216	\$	8,655,781	\$	8,419,853	\$	8,197,773	\$	8,021,886		
Selected Operating Data											
Property operating revenues	\$ 311,489	\$	309,429	\$	324,244	\$	309,273	\$	302,418		
Property operating expenses	(138,311)		(136,368)		(146,408)		(130,335)		(133,540)		
Property operating NOI	\$ 173,178	\$	173,061	\$	177,836	\$	178,938	\$	168,878		
NOI from discontinued operations	(26)		116		765		(41)		545		
Total property operating NOI - consolidated	\$ 173,152	\$	173,177	\$	178,601	\$	178,897	\$	169,423		
SLG share of property NOI from JVs	42,989		40,291		37,603		41,438		38,704		
Total property operating NOI - combined	\$ 216,141	\$	213,468	\$	216,204	\$	220,335	\$	208,127		
Debt and preferred equity investment income	52,708		31,500		27,869		33,448		26,338		
Other income	5,774		9,805		9,272		6,282		10,377		
Gain on early extinguishment of debt from JVs	_				10,711		_		· —		
Income from discontinued operations	_		9,318		´ —		_		_		
Marketing general & administrative expenses	(21,067)		(21,372)		(20,551)		(20,721)		(20,196)		
EBITDA - combined	\$ 253,556	\$	242,719	\$	243,505	\$	239,344	\$	224,646		
Consolidated Debt to EBITDA (trailing-12 months)	8.0		8.1		8.1		8.1		8.4		
Combined Debt to EBITDA (trailing-12 months)	8.8		8.9		8.9		8.9		9.2		
	1(1									

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SL Green Realty Corp. Key Financial Data March 31, 2013 (Dollars in Thousands Except Per Share and Sq. Ft.)



Manhattan Properties

				e three month				
3/31/2013	1	2/31/2012	9	/30/2012		5/30/2012	3	3/31/2012
287,884	\$	284,513	\$	280,419	\$	279,413	\$	276,528
122,447		119,567		119,170		112,911		117,836
\$ 165,437	\$	164,946	\$	161,249	\$	166,502	\$	158,692
(26)		11		15		(41)		545
\$ 165,411	\$	164,957	\$	161,264	\$	166,461	\$	159,237
	122,447 \$ 165,437 (26)	287,884 \$ 122,447 \$ 165,437 \$ (26)	287,884 \$ 284,513 122,447 119,567 \$ 165,437 \$ 164,946 (26) 11	287,884 \$ 284,513 \$ 122,447 119,567 \$ 165,437 \$ 164,946 \$ (26) 11	287,884 \$ 284,513 \$ 280,419 122,447 119,567 119,170 \$ 165,437 \$ 164,946 \$ 161,249 (26) 11 15	287,884 \$ 284,513 \$ 280,419 \$ 122,447 119,567 119,170 \$ 165,437 \$ 164,946 \$ 161,249 \$ (26) 11 15	287,884 \$ 284,513 \$ 280,419 \$ 279,413 122,447 119,567 119,170 112,911 \$ 165,437 \$ 164,946 \$ 161,249 \$ 166,502 (26) 11 15 (41)	287,884 \$ 284,513 \$ 280,419 \$ 279,413 \$ 122,447 119,567 119,170 112,911 \$ 165,437 \$ 164,946 \$ 161,249 \$ 166,502 \$ (26) 11 15 (41)

Other income - consolidated		1,295	\$	1,954	\$	555	\$	1,071	\$	3,011
SLG share of property NOI from unconsolidated JV		36,171	\$	35,161	\$	35,124	\$	36,989	\$	34,418
Portfolio Statistics										
Consolidated office buildings in service		27		27		28		27		26
Unconsolidated office buildings in service		9		9		7		7		7
	_	36	_	36	_	35		34	_	33
Consolidated office buildings in service - square footage	1	8,347,945		18,347,945	1	8,807,945		18,644,945	1	8,429,945
Unconsolidated office buildings in service - square footage		5,934,434		5,934,434		5,326,815		5,326,815		5,326,815
Onconsolidated office buildings in service - square rootage		4,282,379		24,282,379	_	24,134,760		23,971,760	_	3,756,760
	_	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_	1,20 1,1 00	_		_	
Quarter end occupancy- same store - combined office (consolidated +										
joint venture)		94.3%		94.3%		93.9%		93.8%		94.0%
,										
Office Leasing Statistics										
Total office leases commenced		55		53		45		38		54
Commenced office square footage filling vacancy		129,746		83,819		97,524		70,537		194,731
Commenced office square footage on previously occupied space (M-										
T-M leasing) (1)		406,355		206,289		117,813		1,885,192		539,487
Total office square footage commenced		536,101		290,108		215,337		1,955,729		734,218
Average rent psf - leases commenced	\$	57.06	\$	56.96	\$	48.73	\$	50.18	\$	69.81
Previously escalated rents psf	\$	54.72	\$	55.61	\$	52.65	\$	50.12	\$	53.14
Percentage of new rent over previously escalated rents (1)		4.3%		2.4%		-7.4%		0.1%		31.4%
Tenant concession packages psf	\$	21.55	\$	33.25	\$	52.96	\$	49.98	\$	22.41
Free rent months		2.2		2.7		3.8		8.3		2.1

⁽¹⁾ Calculated on space that was occupied within the previous 12 months

SL Green Realty Corp. **Key Financial Data** March 31, 2013

(Dollars in Thousands Except Per Share and Sq. Ft.)

Commenced office square footage filling vacancy



Suburban Properties (2)

Suburbun 110perues (2)											
		3/31/2013	- 1		-	ne three months			2	/31/2012	
	3	/31/2013		2/31/2012	_	9/30/2012	_	6/30/2012	3	/31/2012	
Selected Operating Data											
Property operating revenues	\$	24,210	\$	27,263	\$	25,796	\$	26,904	\$	26,038	
Property operating expenses		13,274		14,442		14,064		13,809		12,633	
Property operating NOI	\$	10,936	\$	12,821	\$	11,732	\$	13,095	\$	13,405	
NOI from discontinued operations		_		_		_		_		_	
Total property operating NOI - consolidated	\$	10,936	\$	12,821	\$	11,732	\$	13,095	\$	13,405	
Other income - consolidated	\$	1,618	\$	185	\$	2,670	\$	1,100	\$	607	
SLG share of property NOI from unconsolidated JV	\$	2,000	\$	2,021	\$	2,446	\$	4,442	\$	4,287	
Portfolio Statistics											
Consolidated office buildings in service		26		25		25		25		25	
Unconsolidated office buildings in service		5		5		5		6		6	
	_	31	_	30	_	30	_	31	_	31	
Consolidated office buildings in service - square footage		3,899,800		3,863,000		3,863,000		3,863,000		3,863,000	
Unconsolidated office buildings in service - square footage		1,539,700		1,539,700		1,539,700		2,941,700	:	2,941,700	
		5,439,500		5,402,700	_	5,402,700	_	6,804,700		6,804,700	
Quarter end occupancy- same store - combined office (consolidated +											
joint venture)		80.2%		81.3%		81.5%		82.4%		82.9%	
Office Leasing Statistics											
Total office leases commenced		34		28		26		20		32	

74,975

32,545

52,998

7,450

39,641

Commenced office square footage on previously occupied space (M-	150,097	108,258	81,739	209,109	106,337
T-M leasing) (1)	 	 			
Total office square footage commenced	225,072	140,803	134,737	216,559	145,978
·					
Average rent psf - leases commenced	\$ 32.51	\$ 30.04	\$ 31.89	\$ 25.25	\$ 33.74
Previously escalated rents psf	\$ 32.74	\$ 32.30	\$ 32.48	\$ 31.60	\$ 35.36
Percentage of new rent over previously escalated rents (1)	-0.7%	-7.0%	-1.8%	-20.1%	-4.6%
Tenant concession packages psf	\$ 17.40	\$ 16.21	\$ 14.32	\$ 11.42	\$ 8.62
Free rent months	3.1	4.7	2.6	8.9	2.0

⁽¹⁾ Calculated on space that was occupied within the previous 12 months

COMPARATIVE BALANCE SHEETS

Unaudited (\$000's omitted)



		3/31/2013		12/31/2012	9/30/2012		6/30/2012	3/31/2012
Assets	,							
Commercial real estate properties, at cost:								
Land & land interests	\$	2,886,099	\$	2,886,099	\$	2,937,866	\$ 2,872,122	\$ 2,816,831
Buildings & improvements fee interest		7,452,347		7,389,766		7,438,364	7,311,351	7,191,889
Buildings & improvements leasehold		1,346,481		1,346,748		1,331,190	1,316,523	1,317,492
Buildings & improvements under capital lease		47,179		40,340		12,208	12,208	12,208
		11,732,106		11,662,953		11,719,628	11,512,204	11,338,420
Less accumulated depreciation		(1,461,775)		(1,393,323)		(1,339,324)	(1,269,979)	(1,202,507)
		10,270,331		10,269,630		10,380,304	10,242,225	10,135,913
Other real estate investments:								
Investment in unconsolidated joint ventures		1,073,130		1,032,243		1,020,790	1,014,042	1,022,931
Debt and preferred equity investments, net		1,443,834		1,357,203		1,071,641	982,209	999,573
Assets held for sale, net		_		4,901		91,574	91,574	_
Cash and cash equivalents		220,140		189,984		162,363	256,799	133,665
Restricted cash		130,233		136,071		143,058	138,493	98,563
Investment in marketable securities		22,994		21,429		21,549	23,502	25,689
Tenant and other receivables, net of \$20,947 reserve at								
3/31/13		41,950		48,544		35,315	32,728	29,020
Related party receivables		11,133		7,531		_	7,793	7,665
Deferred rents receivable, net of reserve for tenant credit								
loss of \$28,475 at 3/31/13		355,250		340,747		330,349	315,700	300,419
Deferred costs, net		252,018		261,145		253,137	249,147	211,728
Other assets		722,952		718,326		774,859	784,901	796,547
Total Assets	\$	14,543,965	\$	14,387,754	\$	14,284,939	\$ 14,139,113	\$ 13,761,713

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COMPARATIVE BALANCE SHEETS



		3/31/2013		12/31/2012		9/30/2012	6/30/2012			3/31/2012
Liabilities										
Mortgages and other loans payable	\$	4,815,485	\$	4,615,464	\$	4,849,233	\$	4,861,463	\$	4,409,715
Term loan and senior unsecured notes		1,732,588		1,734,956		1,176,252		1,173,769		1,171,331
Revolving credit facility		30,000		70,000		200,000		80,000		400,000
Accrued interest and other liabilities		73,666		73,769		100,528		114,003		116,498
Accounts payable and accrued expenses		143,812		159,598		147,452		140,910		137,500
Deferred revenue		322,317		321,764		360,752		352,151		373,573
Capitalized lease obligations		43,404		37,518		17,167		17,148		17,130
Deferred land lease payable		19,750		20,897		18,833		18,721		18,608
Dividends and distributions payable		37,737		37,839		29,154		30,126		29,652
Security deposits		49,803		46,253		47,698		47,463		47,996
Liabilities related to assets held for sale				136		63,202		62,792		_
Junior subordinated deferrable interest debentures	_	100,000		100,000	_	100,000	_	100,000	_	100,000

⁽²⁾ Excludes the west coast office portfolio

Total liabilities	7,368,562	7,218,194	7,110,271	6,998,546	6,822,003
Noncontrolling interest in operating partnership (2,586 units					
outstanding) at 3/31/13	220,174	212,907	265,093	279,685	237,763
Series G Preferred Units	47,550	47,550	47,550	47,550	47,550
Series H Preferred Units	2,000	2,000	2,000	2,000	2,000
Equity					
SL Green Realty Corp. Stockholders' Equity:					
Series C Perpetual Preferred Shares	180,340	180,340	180,340	274,022	274,022
Series D Perpetual Preferred Shares	_	_	_	96,321	96,321
Series I Perpetual Preferred Shares	221,932	221,965	222,245	_	_
Common stock, \$.01 par value, 160,000 shares authorized,					
95,201 issued and outstanding at 3/31/13	953	950	940	936	925
Additional paid-in capital	4,697,528	4,667,900	4,589,423	4,557,652	4,469,777
Treasury stock (3,646 shares) at 3/31/13	(322,858)	(322,858)	(319,905)	(319,866)	(319,866)
Accumulated other comprehensive loss	(26,117)	(29,587)	(29,281)	(28,413)	(24,376)
Retained earnings	1,665,468	1,701,092	1,728,150	1,741,160	1,665,547
Total SL Green Realty Corp. stockholders' equity	6,417,246	6,419,802	6,371,912	6,321,812	6,162,350
Noncontrolling interest in other partnerships	488,433	487,301	488,113	489,520	490,047
Total equity	6,905,679	6,907,103	6,860,025	6,811,332	6,652,397
Total Liabilities and Equity	\$ 14,543,965	\$ 14,387,754	\$ 14,284,939	\$ 14,139,113	\$ 13,761,713

COMPARATIVE STATEMENTS OF OPERATIONS



		Three Mor	ths E	ıded	Т	hree Months Ended	Th	ree Months Ended
	N	1arch 31, 2013		/Jarch 31, 2012		December 31,		September 30, 2012
Revenues	_	2013		2012		2012		2012
Rental revenue, net	\$	270,489	\$	260,762	\$	268,067	\$	281,447
Escalation and reimbursement revenues	•	41,000	•	41,656		41,362	•	42,797
Investment income		52,708		26,338		31,500		27,869
Other income		5,774		10,377		9,805		9,272
Total Revenues, net		369,971		339,133		350,734		361,385
Equity in net income (loss) from unconsolidated joint ventures		5,073		(1,560)		(4,570)		11,658
Gain (loss) on early extinguishment of debt		(18,513)		_		(6,978)		_
Expenses								
Operating expenses		73,633		73,254		72,198		83,964
Ground rent		10,990		8,806		11,296		8,874
Real estate taxes		53,688		51,480		52,874		53,570
Loan loss and other investment reserves, net of recoveries		_		564		_		_
Transaction related costs		1,358		1,056		1,227		1,372
Marketing, general and administrative		21,067		20,196		21,372		20,551
Total Operating Expenses		160,736		155,356		158,967		168,331
Operating Income		195,795		182,217		180,219		204,712
Interest expense, net of interest income		81,336		80,137		82,277		85,828
Amortization of deferred financing costs		4,463		3,580		7,824		4,493
Depreciation and amortization		80,683		77,069		93,765		83,408
(Gain) Loss on equity investment in marketable securities		57				(2,703)		(2,237)
Income from Continuing Operations		29,256		21,431		(944)		33,220
		(20)		(1.51)				
Income (loss) from discontinued operations		(32)		(161)		9,127		217
Gain (loss) on sale of discontinued operations		1,113		6,627				
Equity in net gain (loss) on sale of joint venture interest / real estate				7,260		19,277		(4,807)
Net Income		30,337		35,157		27,460		28,630
No. 1		(D. 45°)		(4.050)				(0.100)
Net income attributable to noncontrolling interests		(3,456)		(1,959)		481		(2,402)
Dividends on preferred units		(565)		(397)		(574)		(571)
N. Y. O. O. D. Iv. S. C. D. Iv. S.		0.04.0		DD 001		0.00		25.655
Net Income (Loss) Attributable to SL Green Realty Corp		26,316		32,801		27,367		25,657

Preferred stock redemption costs	_	_	_	(10,010)
Dividends on perpetual preferred shares	(7,407)	(7,545)	(7,407)	(7,915)
Net Income (Loss) Attributable to Common Stockholders	\$ 18,909	\$ 25,256	\$ 19,960	\$ 7,732
Earnings per Share				
Net income (loss) per share (basic)	\$ 0.21	\$ 0.29	\$ 0.22	\$ 0.09
Net income (loss) per share (diluted)	\$ 0.21	\$ 0.29	\$ 0.22	\$ 0.09

COMPARATIVE COMPUTATION OF FFO AND FAD

Unaudited

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



			Three Months Ended March 31, March 31,			Tl	nree Months Ended December 31,	Three Months Ended September30,	
		14	2013	11	2012		2012		2012
	om Operations								
Net Incor	ne Attributable to Common Stockholders	\$	18,909	\$	25,256	\$	19,960	\$	7,732
Add:	Depreciation and amortization		80,683		77,069		93,765		83,408
ruu.	Discontinued operations depreciation adjustments		7		14		21		21
	Joint ventures depreciation and noncontrolling interests adjustments		7,527		9,141		13,417		6,669
	Net income attributable to noncontrolling interests		3,456		1,959		(481)		2,402
Less:	Gain (loss) on sale of discontinued operations		1,113		6,627		(.01)		2,102
2000.	Equity in net gain (loss) on sale of joint venture property / real estate				7,260		19,277		(4,807)
	Non-real estate depreciation and amortization		245		267		243		220
	Funds From Operations	\$	109,224	\$	99,285	\$	107,162	\$	104,819
	Funus From Operations	<u> </u>	105,224	Ψ	55,265	Ψ	107,102	Ψ	104,015
	Funds From Operations - Basic per Share	\$	1.16	\$	1.11	\$	1.14	\$	1.12
	Funds From Operations - Diluted per Share	\$	1.16	\$	1.10	\$	1.14	\$	1.12
Funds Av	vailable for Distribution								
FFO	value for Distribution	\$	109,224	\$	99,285	\$	107,162	\$	104,819
Add:	Non real estate depreciation and amortization		245		267		243		220
	Amortization of deferred financing costs		4,463		3,580		7,824		4,493
	Non-cash deferred compensation		9,014		8,662		16,325		9,334
Less:	FAD adjustment for Joint Ventures		2,844		2,810		5,937		2,828
	FAD adjustment for discontinued operations		_		_		_		_
	Straight-line rental income and other non cash adjustments		14,619		18,600		13,866		15,684
	Second cycle tenant improvements		4,513		1,934		18,564		13,144
	Second cycle leasing commissions		1,811		1,561		4,173		4,209
	Revenue enhancing recurring CAPEX		159		211		530		564
	Non-revenue enhancing recurring CAPEX		2,258	_	7,799		18,850	_	6,062
Funds A	vailable for Distribution	\$	96,742	\$	78,879	\$	69,634	\$	76,375
1 41145 11	Diluted per Share	\$	1.03	\$	0.87	\$	0.74	\$	0.81
	2 mice per omice		1.05	–	0.07	4	VI. 1	<u> </u>	0.01
First cycl	e tenant improvements	\$	3,664	\$	4,977	\$	4,508	\$	1,998
First cycl	e leasing commissions	\$	88	\$	377	\$	5,528	\$	5,409
Redevelo	pment Costs	\$	4,034	\$	7,682	\$	6,600	\$	5,986
Payout R	Ratio of Funds from Operations		28.5%	5	22.7%	5	29.0%	Ď	22.4
	Ratio of Funds Available for Distribution		32.2%		28.6%		44.6%		30.79

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CONSOLIDATED STATEMENT OF EQUITY



	P	eries C referred Stock	P	Series I referred Stock	ommon Stock	dditional -In Capital	_	Treasury Stock	Retained Earnings	 Noncontrolling Interests	Con	cumulated Other nprehensive Income	 OTAL
Balance at December 31, 2012	\$	180,340	\$	221,965	\$ 950	\$ 4,667,900	\$	(322,858)	\$ 1,701,092	\$ 487,301	\$	(29,587)	6,907,103
Net Income attributable to SL Green									26,316	2,901			29,217
Preferred Dividend									(7,407)	2,301			(7,407)
Cash distributions declared (\$0.33 per common share)									(30,517)				(30,517)
Cash distributions to noncontrolling interests									(30,317)	(4,879)			(4,879)
Comprehensive Income - Unrealized loss on derivative instruments										(4,075)		412	412
Comprehensive Income - SLG share unrealized loss on derivative													
instruments of IVs												1,410	1,410
Comprehensive Income - Unrealized loss on marketable securities												1,648	1,648
Net proceeds from exercise of stock options					1	4,532						-,	4,533
Redemption of units and dividend reinvestment proceeds					_	13							13
Conversion of units of Operating Partnership to common stock					2	17,285							17,287
Consolidation of joint venture										3,110			3,110
Reallocation of noncontrolling interests in the operating													
partnership									(24,016)				(24,016)
Issuance of preferred stock				(33)									(33)
Issuance of common stock					_	(24)							(24)
Deferred compensation plan					_	_							<u>—</u>
Amortization of deferred compensation						7,822							7,822
Balance at March 31, 2013	\$	180,340	\$	221,932	\$ 953	\$ 4,697,528	\$	(322,858)	\$ 1,665,468	\$ 488,433	\$	(26,117)	\$ 6,905,679

	Common Stock	OP Units	Stock-Based Compensation	Sub-total	Preferred Stock	Diluted Shares
Share Count at December 31, 2012	91,249,632	2,759,758		94,009,390	_	94,009,390
YTD share activity	305,450	(174,083)		131,367		131,367
Share Count at March 31, 2013 - Basic	91,555,082	2,585,675		94,140,757		94,140,757
Weighting factor	(156,557)	101,136	216,990	161,569		161,569
Weighted Average Share Count at March 31, 2013 - Diluted	91,398,525	2,686,811	216,990	94,302,326	_	94,302,326

JOINT VENTURE STATEMENTS

Balance Sheet for Unconsolidated Joint Ventures Unaudited (\$000's omitted)



	March 3	31, 2013	}	March 31, 2012			
	Total		SLG Interest	 Total		SLG Interest	
Land & land interests	\$ 1,989,420	\$	903,610	\$ 1,610,447	\$	748,238	
Buildings & improvements fee interest	5,573,304		2,418,119	5,035,155		2,206,234	
Buildings & improvements leasehold	7,491		3,371	29,708		13,369	
	7,570,215		3,325,100	6,675,310		2,967,841	
Less accumulated depreciation	 (604,849)		(254,735)	 (517,288)		(214,547)	
Net real estate	6,965,366		3,070,365	6,158,022		2,753,294	
Cash and cash equivalents	79,076		32,713	89,147		38,447	
Restricted cash	134,998		53,950	81,274		39,928	
Debt investments	50,510		20,204	_		_	
Tenant and other receivables, net of \$2,456 reserve at 3/31/13	38,238		15,016	25,769		9,076	
Deferred rents receivable, net of reserve for tenant credit loss of	0= 000			00.440		0= 00=	
\$3,059 at 3/31/13	95,282		35,370	90,410		35,335	
Deferred costs, net	149,329		57,873	99,442		44,482	
Other assets	 242,251		99,671	 218,896		93,621	
Total assets	\$ 7,755,050	\$	3,385,162	\$ 6,762,960	\$	3,014,183	
Mortgage loans payable	\$ 5,364,303	\$	2,199,143	\$ 4,353,988	\$	1,940,840	
Derivative instruments-fair value	30,596		15,272	29,853		14,912	
Accrued interest and other liabilities	15,180		5,897	12,054		5,175	
Accounts payable and accrued expenses	90,335		41,329	65,488		32,227	
Deferred revenue	250,329		116,833	126,529		47,186	
Security deposits	19,380		8,714	6,572		3,250	
Contributed Capital (1)	 1,984,927		997,974	2,168,476		970,593	
Total liabilities and equity	\$ 7,755,050	\$	3,385,162	\$ 6,762,960	\$	3,014,183	

As of March 31, 2013 the Company had twenty seven unconsolidated joint venture interests. These interests are accounted for using the equity method of accounting and are not consolidated into the Company's financial statements. We have consolidated the following joint ventures: a 51% interest in 919 Third Avenue, a 51% interest in 680 Washington Avenue, a 51% interest in 750 Washington Avenue, a 49.9% interest in 180 Maiden Lane, a 87.5% interest in 1080 Amsterdam Avenue, a 90% interest in 248-252 Bedford Avenue and 80% interests in 19-21 East 65th Street, 400 East 57th Street, 400 East 58th Street, 752-760 Madison Avenue and 762 Madison Avenue.



⁽¹⁾ Contributed capital reflects our share of capital based on the fair value of partially sold or contributed properties, while the investment in unconsolidated joint venture balance reflected on the face of the balance sheet reflects the actual capital invested in the joint venture.

	Three Months Ended March 31, 2013		March 31, 2013		Three Months Ended December 31, 2012		Three Months End	led M	March 31, 2012	
-		Total		SLG Interest		SLG Interest		Total		SLG Interest
Revenues	ф	121 221	ф	E2 255	ф	40.005	ф	104.054	ф	45.050
Rental revenue, net	\$	131,231	\$	53,377	\$	49,905	\$	104,874	\$	45,278
Escalation and reimbursement revenues		11,282		4,426		4,148		7,574		3,239
Other income		8,718	_	4,073		3,688	_	7,600	_	3,690
Total Revenues, net	\$	151,231	\$	61,876	\$	57,741	\$	120,048	\$	52,207
Expenses										
Operating expenses	\$	28,611	\$	11,834	\$	11,230	\$	16,766	\$	7,574
Ground rent		657		_		_		918		117
Real estate taxes		17,305		7,053		6,220		13,374		5,812
Total Operating Expenses	\$	46,573	\$	18,887	\$	17,450	\$	31,058	\$	13,503
NOI	\$	104,658	\$	42,989	\$	40,291	\$	88,990	\$	38,704
Cash NOI	\$	99,274	\$	41,278	\$	38,027	\$	81,525	\$	36,577
Transaction related costs	\$	_	\$	_	\$	306	\$	268	\$	161
Interest expense, net of interest income		56,407		19,542		21,540		54,868		23,420
Amortization of deferred financing costs		4,283		2,362		1,104		1,767		627
Depreciation and amortization		42,611		16,012		21,911		36,783		16,056
Gain on early extinguishment of debt		<u> </u>		<u> </u>		_		<u> </u>	_	_
Net Income (Loss)	\$	1,357	\$	5,073	\$	(4,570)	\$	(4,696)	\$	(1,560)
Plus: Real estate depreciation		42.606		16.011		21,911		36,750		16.049
FFO Contribution	\$	43,963	\$	21,084	\$	17,341	\$	32,054	\$	14,489
FAD Adjustments:										
Add: Non real estate depreciation and										
amortization	\$	4,288	\$	2,363	\$	1.104	\$	1.800	\$	634
Less: Straight-line rental income and	Ψ	4,200	Ψ	2,505	Ψ	1,104	Ψ	1,000	Ψ	054
other non-cash adjustments		(6,534)		(2,286)		(2,244)		(7,304)		(2,131)
Less: Second cycle tenant improvement		(1,947)		(803)		(3,261)		(1,467)		(646)
Less: Second cycle leasing commissions		(4,065)		(1,799)		(971)		(1,426)		(654)
Less: Recurring CAPEX		(784)		(319)		(565)		(52)		(13)
FAD Adjustment	\$	(9,042)	\$	(2,844)	\$	(5,937)	\$	(8,449)	\$	(2,810)
1712 /Aujustinent	Ψ	(3,042)	Φ	(2,044)	φ	(3,337)	Ψ	(0,449)	Φ	(2,010)

SELECTED FINANCIAL DATA

Property NOI and Coverage Ratios Unaudited (\$000's omitted)

Fixed amortization principal payments

Total Consolidated Debt Service



		Three Mon	ths Ei	nded	Thr	ee Months Ended	Thre	e Months Ended
	-	March 31, 2013		March 31, 2012		Dectember 31, 2012	S	eptember 30, 2012
Property NOI								
Property operating NOI	\$	173,178	\$	168,878	\$	173,061	\$	177,836
NOI from discontinued operations	Ψ	(26)	Ψ	545	Ψ	116	Ψ	765
Total property operating NOI - consolidated		173,152		169,423		173,177		178,601
SLG share of property NOI from JVs		42,989		38,704		40,291		37,603
NOI	\$	216,141	\$	208,127	\$	213,468	\$	216,204
Less: Free rent (net of amortization)		1,047		6,399		1,696		1,146
Net FAS 141 adjustment		2,931		174		1,977		1,856
Straightline revenue adjustment		15,419		18,926		15,962		15,640
Plus: Allowance for S/L tenant credit loss		(713)		2,794		121		(501)
Ground lease straight-line adjustment		1,910		172		2,208		192
Cash NOI	\$	197,941	\$	185,594	\$	196,162	\$	197,253
Commence of Committee of Dale Committee of C								
Components of Consolidated Debt Service and Fixed Charges								
Interest expense		81,336		80,735		82,563		86,355
Tit 1		,		10,755		42,505		10

11,131

92,467

13,526

94,261

12,948

95,511

12,230

98,585

Payments under ground lease arrangements	9,080	8,634	9,088	8,682
Dividends on preferred units	565	397	574	571
Dividends on perpetual preferred shares	7,407	7,545	7,407	7,915
Total Consolidated Fixed Charges	109,519	110,837	112,580	115,753
Consolidated Interest Coverage Ratio	2.6	2.5	2.4	2.5
Consolidated Debt Service Coverage Ratio	2.3	2.1	2.1	2.2
Consolidated Fixed Charge Coverage Ratio	1.9	1.8	1.8	1.9
	20			

SELECTED FINANCIAL DATA

2013 Same Store - Consolidated Unaudited (\$000's omitted)



			Three Months Ended			Three Months Ended		Three Months Ended		
		N	Iarch 31, 2013	I	March 31, 2012	%	De	cember 31, 2012	Sep	tember 30, 2012
Revenues										
Rental revenue, ne	t	\$	259,143	\$	251,575	3.0%	\$	255,258	\$	250,931
Escalation & reiml	oursement revenues		40,072		40,392	-0.8%		39,836		39,633
Other income			2,850		3,578	-20.3%		1,982		3,188
Total Revenues			302,065		295,545	2.2%		297,076		293,752
Expenses			0.0_,		200,010					
Operating expenses	S		67,183		66,726	0.7%		65,280		68,013
Ground rent			11,164		9,010	23.9%		11,555		9,038
Real estate taxes			50,729		49,203	3.1%		49,701		48,516
Transaction related	costs				62	-100.0%				95
			129,076		125,001	3.3%		126,536		125,662
Operating Income	e		172,989		170,544	1.4%		170,540		168,090
Interest expense &	amortization of financing costs		58,002		55,712	4.1%		60,448		60,988
Depreciation & am	nortization		75,097		71,996	4.3%		73,405		73,074
Income before non	controlling interest		39,890		42,836	-6.9%		36,687		34,028
Plus: Real estate deprecia	ation & amortization		75,087		71,985	4.3%		73,395		73,064
FFO Contribution	n		114,977		114,821	0.1%		110,082		107,092
Less: Non—building rev	renue		898		850	5.6%		95		1,266
Plus: Transaction related			_		62	-100.0%		_		95
	amortization of financing costs		58,002		55,712	4.1%		60,448		60,988
Non-real estate dep			10		11	-9.1%		10		10
N	OI		172,091		169,756	1.4%		170,445	_	166,919
Cash Adjustments										
Less: Free rent (net of an			(79)		4,103	-101.9%		(18)		(260)
Straightline revenu			12,689		15,918	-20.3%		13,178		12,020
Rental income - FA			3,168		2,125	49.1%		2,435		2,617
Plus: Ground lease straig			1,888		172	997.7%		2,186		172
Allowance for S/L	tenant credit loss		(669)		2,551	-126.2%		(31)		(536)
(Cash NOI	\$	157,532	\$	150,333	4.8%	\$	157,005	\$	152,178
Operating Margins										
NOI to real estate r			57.27%		57.11%			57.40%		57.17%
Cash NOI to real e	state revenue, net		52.42%		50.58%			52.87%		52.12%
	l rent/real estate revenue, net		60.98%		60.14%			61.29%		60.27%
Cash NOI before of	round rent/real estate revenue, net		55.51%		53.55%			56.03%		55.16%

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SELECTED FINANCIAL DATA

2013 Same Store - Joint Venture Unaudited (\$000's omitted)



	Three Months Ended March 31, March 31, 2013 2012		<u></u> %	Three Months Ended December 31, 2012	Three Months Ended September 30, 2012
Revenues					
Rental revenue, net	\$ 31,36			\$ 31,184	\$ 31,012
Escalation & reimbursement revenues	1,68			1,863	1,976
Other income	18		102.2%	78	10,911
Total Revenues	33,22	9 32,206	3.2%	33,125	43,899
Expenses					
Operating expenses	4,49	7 4,543	-1.0%	4,646	4,987
Ground rent	_		0.0%	_	_
Real estate taxes	2,77	9 2,794	-0.5%	2,344	2,586
Transaction related costs	_		_	41	22
	7,27	6 7,337	-0.8%	7,031	7,595
Operating Income	25,95	3 24,869	4.4%	26,094	36,304
Interest expense & amortization of financing costs	10,17	1 13,107	-22.4%	13,095	13,297
Depreciation & amortization	9,88	9,681	2.1%	10,116	9,824
Income before noncontrolling interest	5,89	8 2,081	183.4%	2,883	13,183
Plus: Real estate depreciation & amortization	9,88			10,116	9,829
FFO Contribution	15,78	1 11,755	34.2%	12,999	23,012
Less: Non—building revenue	16	3 55	196.4%	93	10,767

Plus: Transaction related costs	_	_	0.0%	41	22
Interest expense & amortization of financing costs	10,171	13,107	-22.4%	13,095	13,297
Non-real estate depreciation	1	7	-85.7%	_	(5)
NOI	25,790	24,814	3.9%	26,042	25,559
Cash Adjustments					
Less: Free rent (net of amortization)	(29)	107	-127.1%	273	126
Straightline revenue adjustment	886	717	23.6%	853	795
Rental income - FAS 141	491	375	30.9%	561	488
Plus: Ground lease straight-line adjustment	_	_	0.0%	_	_
Allowance for S/L tenant credit loss	(275)	84	-427.4%	(185)	72
Cash NOI	\$ 24,167 \$	23,699	2.0% \$	24,170 \$	24,222
Operating Margins					
NOI to real estate revenue, net	78.00%	77.18%		78.84%	77.14%
Cash NOI to real estate revenue, net	73.09%	73.71%		73.17%	73.11%
NOI before ground rent/real estate revenue, net	78.00%	77.18%		78.84%	77.14%
Cash NOI before ground rent/real estate revenue, net	73.92%	73.45%		73.73%	72.89%

SELECTED FINANCIAL DATA

2013 Same Store - Combined Unaudited (\$000's omitted)



			Three Mon	ths Ended		Three Months Ended	Three Months Ended
		M	Iarch 31,	March 31,		December 31,	September 30,
			2013	2012	%	2012	2012
Reven			,				
	Rental revenue, net	\$	290,510	\$ 282,008	3.0%		\$ 281,943
	Escalation & reimbursement revenues		41,752	42,075	-0.8%	41,699	41,609
	Other income		3,032	3,668	-17.3%	2,060	14,099
	Total Revenues		335,294	327,751	2.3%	330,201	337,651
Expen:							
	Operating expenses		71,680	71,269	0.6%	69,926	73,000
	Ground rent		11,164	9,010	23.9%	11,555	9,038
	Real estate taxes		53,508	51,997	2.9%	52,045	51,102
	Transaction related costs			62	-100.0%	41	117
			136,352	132,338	3.0%	133,567	133,257
	Operating Income		198,942	195,413	1.8%	196,634	204,394
	Interest expense & amortization of financing costs		68,173	68,819	-0.9%	73,543	74,285
	Depreciation & amortization		84,981	81,677	4.0%	83,521	82,898
	Income before noncontrolling interest		45,788	44,917	1.9%	39,570	47,211
Plus:	Real estate depreciation & amortization		84,970	81,659	4.1%	83,511	82,893
	FFO Contribution		130,758	126,576	3.3%	123,081	130,104
Less:	Non—building revenue		1,061	905	17.2%	188	12,033
Plus:	Transaction related costs		_	62	-100.0%	41	117
	Interest expense & amortization of financing costs		68,173	68,819	-0.9%	73,543	74,285
	Non-real estate depreciation		11	18	-38.9%	10	5
	NOI		197,881	194,570	1.7%	196,487	192,478
Cash A	Adjustments						
Less:	Free rent (net of amortization)		(108)	4,210	-102.6%	255	(134)
	Straightline revenue adjustment		13,575	16,635	-18.4%	14,031	12,815
	Rental income - FAS 141		3,659	2,500	46.4%	2,996	3,105
Plus:	Ground lease straight-line adjustment		1,888	172	997.7%	2,186	172
	Allowance for S/L tenant credit loss		(944)	2,635	-135.8%	(216)	(464)
	Cash NOI	\$	181,699	\$ 174,032	4.4%	\$ 181,175	\$ 176,400
Opera	ting Margins						
	NOI to real estate revenue, net		58.87%			59.15%	6 59.08%
	Cash NOI to real estate revenue, net		54.06%	53.22%	Ò	54.54%	6 54.15%
	NOI before ground rent/real estate revenue, net		62.19%			62.63%	
	Cash NOI before ground rent/real estate revenue, net		57.66%	55.17%	•	58.08%	6 57.06%

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DEBT SUMMARY SCHEDULE - Consolidated



Fixed rate debt	Principal Outstanding 3/31/2013	Coupon (1)	2013 Principal Amortization	Maturity Date	Due at Maturity	As-Of Right Extension	Earliest Prepayment
Secured fixed rate debt							
220 East 42nd Street	184,698	5.25%	3,564	Nov-13	182,342	_	Open
125 Park Avenue	146,250	5.75%	_	Oct-14	146,250	_	Open
711 Third Avenue	120,000	4.99%	_	Jun-15	120,000	_	Open
625 Madison Avenue	124,481	7.22%	4,774	Nov-15	109,537	_	Open
500 West Putnam Avenue	23,930	5.52%	531	Jan-16	22,376	_	Open
420 Lexington Avenue	184,612	7.50%	2,148	Sep-16	175,740	_	Open
1-6 Landmark Square	84,097	4.00%	1,576	Dec-16	77,936	_	Jun-13
300 Main Street	11,500	5.75%		Feb-17	11,500	_	Open

485 Lexington Avenue	450,000	5.61%	_	Feb-17	450,000	_	Open
120 West 45th Street	170,000	6.12%	_	Feb-17	170,000	_	Open
762 Madison Avenue	8,331	3.75%	160	Feb-17	7,664	_	Aug-13
2 Herald Square	191,250	5.36%	_	Apr-17	191,250	_	Open
885 Third Avenue	267,650	6.26%	_	Jul-17	267,650	_	Open
1 Madison Avenue - South Building	602,584	5.91%	20,342	May-20	404,531	_	Open
100 Church Street	230,000	4.68%	_	Jul-22	197,784	_	Open
919 Third Avenue	500,000	5.12%	_	Jun-23	450,608	_	Jun-13
400 East 57th Street	70,000	4.13%	_	Jan-24	1,168	_	Open
400 East 58th Street	30,000	4.13%	_	Jan-24	501	_	Open
1515 Broadway	900,000	3.93%	_	Mar-25	737,436	_	Sep-24
·	4,299,383	5.27%	33,095		3,724,273		•
Secured fixed rate debt - Other	,,		,		-, , , -		
609 Partners, LLC	23	5.00%	_	Jul-14	23	_	Open
Preferred Equity Investment	50,000	8.00%	_	Sep-19	50,000	_	Open
	50,023	8.00%		-	50,023		- P
Unsecured fixed rate debt	50,025	0.00 /0			50,025		
Unsecured notes	75.898	5.88%	_	Aug-14	75,898	_	Open
Unsecured notes	255,175	6.00%	_	Mar-16	255,308	_	Open
Convertible notes	289,919	3.00%	_	Oct-17	345,000	_	Open
Term loan (swapped)	30.000	3.20%	_	Mar-18	30,000	_	Open(4)
Unsecured notes	249.636	5.00%		Aug-18	250,000	_	Open
Unsecured notes	250,000	7.75%	_	Mar-20	250,000	_	Open
Unsecured notes	200,000	4.50%	_	Dec-22	200,000	_	Open
Convertible notes	7	4.00%	_	Jun-25(2)	7	_	Jun-15
Convertible notes	11.953	3.00%	_	Mar-27(3)	11.953	_	Mar-17
Junior subordinated deferrable interest debentures	100.000	5.61%	_	Jul-35	100,000	_	
sumor subordinated deferrable interest debendates	1,462,588	5.21%		Jul 55	1,518,166		
Total Fixed Rate Debt/Wtd Avg	5,811,994	5.28%	33,095		5,292,462		
Floating rate debt	J,011,JJ4	J.20 /0	33,033		3,232,402		
Secured floating rate debt							
Debt & preferred equity facility (Libor + 300 bps)	174,966	3.21%	_	Sep-13	174,966	Sep-14	Open
180 Maiden Lane (Libor + 211.25 bps)	269.113	2.41%	8.153	Nov-16	240.616	3ep-14	Open
248-252 Bedford Avenue (Libor + 225 bps)	22,000	2.46%	0,133	Mar-18	21,363		Орен
240-232 Bediord Avenue (Libor + 223 bps)	466.079	2.71%	8,153	14141-10	436,945		
Unsecured floating rate debt	400,079	2./1%	0,155		430,943		
Revolving credit facility (Libor + 145 bps)	30.000	1.66%	_	Mar-17	30.000	Mar-18	Open
Term loan (Libor + 165 bps)	370,000	1.86%		Mar-18	370,000	Mdl-10	
Ternii Ioani (Libor + 105 bps)				Mdi-10			Open
	400,000	1.85%	_		400,000		
malplatana na na marata	0.00.070	0.040/	0.450		000.045		
Total Floating Rate Debt/Wtd Avg	866,079	2.31%	8,153		836,945		
Tree-I Delegard Asses Conselled and	C C70 070	4.000/	41.040		C 120 407		
Total Debt/Wtd Avg - Consolidated	6,678,073	4.90%	41,248		6,129,407		
m · In I · mail A · I t · M	0.400.440	4.450/					
Total Debt/Wtd Avg - Joint Venture	2,199,143	4.17%					
Weighted Average Delenge 9 Interest Date including CLC!							
Weighted Average Balance & Interest Rate including SLG's share of JV Debt	8,864,377	4.66%					
	N.XD4.3//	4.00%					

Effective Libor at the quarter end used to determine coupon on floating rate debt. Certain loans are subject to Libor floors.
 Notes can be put to the Company, at the option of the holder, on June 15, 2015.
 Notes can be put to the Company, at the option of the holder, on March 30, 2017.
 Subject to specific timing and performance.

DEBT SUMMARY SCHEDULE - Unconsolidated Joint Ventures



	Principal Outs 3/31/201			2013 Principal	Maturity	Due at	As-Of Right	Earliest
	Gross Principal	SLG Share	Coupon (1)	Amortization	Date	Maturity	Extension	Prepayment
Fixed rate debt								
1604-1610 Broadway	27,000	12,150	5.66%	_	—(2)	12,150	_	Open
21 East 66th Street	12,000	3,874	5.63%		Apr-23	3,874		Open
100 Park Avenue	211,673	105,625	6.64%	942	Sep-14	105,625	_	Open
7 Renaissance	856	428	10.00%	_	Feb-15	428	_	Open
11 West 34th Street	17,418	5,225	4.82%	64	Jan-16	5,225	_	Open
280 Park Avenue	710,000	351,177	6.55%	1,667	Jun-16	351,177	_	Open
21-25 West 34th Street	100,000	50,000	5.76%	_	Dec-16	50,000	_	Open
1745 Broadway	340,000	109,650	5.68%	_	Jan-17	109,650	_	Open
Jericho Plaza	163,750	33,176	5.65%	_	May-17	33,176	_	Open
800 Third Avenue (swapped)	20,910	8,981	6.00%	_	Aug-17	8,981	_	Open
315 West 36th Street	25,000	8,875	3.04%	_	Dec-17	8,875	_	Open
388/390 Greenwich Street (swapped)	996,082	503,997	3.20%	_	Dec-17	503,997	_	Open
717 Fifth Avenue (mortgage)	300,000	32,750	4.45%	_	Jul-22	32,750	_	Aug-15
717 Fifth Avenue (mezzanine)	296,803	32,401	9.00%		Jun-24	32,401	_	Open
Total Fixed Rate Debt/Wtd Avg	3,221,492	1,258,309	5.05%	2,673		1,258,309		
Floating rate debt								
29 West 34th Street (Libor + 165 bps)	53,238	26,619	2.20%	_	May-13	26,619	_	Open
1552 Broadway (Libor + 300 bps)	119,322	59,661	3.18%	_	Aug-13	59,661	_	Open
16 Court Street (Libor + 250 bps)	84,731	29,656	2.70%	_	Oct-13	29,656	_	Open
180-182 Broadway (Libor + 275 bps)	76,862	19,600	2.96%	_	Dec-13	19,600	_	Open
West Coast Office Portfolio (mortgage) (Libor + 314								
bps)	676,215	243,505	3.35%	20,700	Sep-14	190,055	_	Open
West Coast Office Portfolio (mezzanine) (Libor +950								
bps)	65,897	23,730	10.00%	_	Sep-14	23,730	_	Open
747 Madison (Libor + 275 bps)	33,125	11,041	3.00%	_	Oct-14	11,041	_	Open
Meadows (Libor + 575 bps)	57,000	28,500	7.75%	_	Sep-15	28,500	_	Open
3 Columbus Circle (Libor + 210 bps)	245,275	119,939	2.41%	2,320	Apr-16	111,161	_	Open
Mezzanine Debt (Libor + 90 bps)	30,000	15,000	1.10%	_	Jun-16	15,000	_	Open
724 Fifth Avenue (Libor + 235 bps)	120,000	60,000	2.56%	_	Jan-17	60,000	_	Open
10 East 53rd Street (Libor +250 bps)	125,000	68,750	2.71%	_	Feb-17	68,750	_	Mar-14
33 Beekman (Libor + 275 bps)	18,362	8,428	2.96%	_	Aug-17	8,428	_	Open
600 Lexington Avenue (Libor + 200 bps)	123,454	67,900	2.31%	1,554	Oct-17	58,160	_	Open
388/390 Greenwich Street (Libor + 115 bps)	142,297	71,999	1.36%	_	Dec-17	71,999	_	Open
521 Fifth Avenue (Libor + 220 bps)	170,000	85,850	2.41%	_	Nov-19	85,850	_	Open
21 East 66th Street (T + 275 bps)	2,033	656	2.88%	16	Jun-33	640	_	Open
Total Floating Rate Debt/Wtd Avg	2,142,811	940,834	3.00%	24,590		868,851		
Total Joint Venture Debt/Wtd Avg	5,364,303	2,199,143	4.17%	27,263		2,127,160		

(1) Effective Libor at the quarter end used to determine coupon on floating rate debt. Certain loans are subject to Libor floors.
(2) The loan went into default in November 2009 due to the non-payment of debt service. The joint venture is in discussions with the special servicer to resolve this default.

Secured Debt / Total Assets

Unencumbered Assets / Unsecured Debt

Debt Service Coverage

Covenants

Revolving Credit Facility Covenants		
	Actual	Required
Total Debt / Total Assets	45.8%	Less than 60%
Fixed Charge Coverage	1.8x	Greater than 1.5x
Unsecured Notes Covenants		
	Actual	Required
Total Debt / Total Assets	35.0%	Less than 60%

16.0%

2.9x

430.0%

Less than 40% Greater than 1.5x

Greater than 150%

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DEBT SUMMARY SCHEDULE - Reckson Operating Partnership



Unaudited (\$000's omitted)

Consolidated

	Principal Outstanding		2013 Principal	Maturity	Due at	As-Of Right	Earliest
Fixed rate debt	3/31/2013	Coupon (1)	Amortization	Date	Maturity	Extension	Prepayment
rixed rate debt							
Secured fixed rate debt							
919 Third Avenue	500,000	5.12%	_	Jun-23	450,608	_	Jun-13
	500,000	5.12%	_		450,608		
	•						
Secured fixed rate debt - Other							
609 Partners, LLC	23	5.00%	_	Jul-14	23	_	Open
Preferred Equity Investment	50,000	8.00%	_	Sep-19	50,000	_	Open
• •	50,023	8.00%	_	•	50,023		•
Unsecured fixed rate debt							
Unsecured notes	75,898	5.88%	_	Aug-14	75,898	_	Open
Unsecured notes	255,175	6.00%	_	Mar-16	255,308	_	Open
Term loan (swapped)	30,000	3.20%	_	Mar-18	30,000	_	Open
Unsecured notes	249,636	5.00%	_	Aug-18	250,000	_	Open
Unsecured notes	250,000	7.75%	_	Mar-20	250,000	_	Open
Unsecured notes	200,000	4.50%	_	Dec-22	200,000	_	Open
Convertible notes	7	4.00%	_	Jun-25(2)	7	_	Jun-15
	1,060,716	5.81%	_		1,061,213		
Total Fixed Rate Debt/Wtd Avg	1,610,739	5.66%	_		1,561,844		
Floating rate debt							
Unsecured floating rate debt							
Revolving credit facility (Libor + 145							_
bps)	30,000	1.67%	_	Mar-17	30,000	Mar-18	Open
Term loan (Libor + 165 bps)	370,000	1.87%		Mar-18	370,000	_	Open
Total Floating Rate Debt/Wtd Avg	400,000	1.85%	_		400,000		
T . I D I . W. I A	0.040 #00	4.0007			4 004 0 : :		
Total Debt/Wtd Avg - Consolidated	2,010,739	4.90%	_		1,961,844		

⁽¹⁾ Effective Libor at the quarter end used to determine coupon on floating rate debt. Certain loans are subject to Libor floors.

Covenants

Revolving	Credit	Facility	Covenants

	Actual	Required
Total Debt / Total Assets	43.7%	Less than 60%
Fixed Charge Coverage	2.7x	Greater than 1.5x
Secured Debt / Total Assets	10.4%	Less than 40%
Unsecured Debt / Unencumbered		
Assets	45.0%	Less than 60%

⁽²⁾ Notes can be put to the Company, at the option of the holder, on June 15, 2015.

SUMMARY OF GROUND LEASE ARRANGEMENTS

Consolidated (\$000's omitted)



Property	2013 Scheduled Cash Payment	2014 Scheduled Cash Payment		15 Scheduled ash Payment	_	2016 Scheduled Cash Payment		Deferred Land Lease Obligations (1)	Year of Maturity
Operating Leases									
625 Madison Avenue	\$ 4,613	\$ 4,613	\$	4,613	\$	4,613	\$	_	2022(2)
461 Fifth Avenue	2,100	2,100		2,100		2,100		225	2027(3)
420 Lexington Avenue	10,933	10,933		10,933		10,933		_	2029(4)
711 Third Avenue	5,250	5,250		5,250		5,354		390	2033(5)
752 Madison Avenue/19-21 East 65th Street	212	212		212(6))	212		_	2037
1185 Avenue of the Americas	6,909	6,909		6,909		6,909		_	2043
673 First Avenue	4,682	4,682		4,838		5,149		19,103	2087
1055 Washington Blvd, Stamford	615	615		615		615		_	2090
1080 Amsterdam Avenue	_	100		100		100		32	2111
								·	
Total	\$ 35,314	\$ 35,414	\$	35,570	\$	35,985	\$	19,750	
1000		-	— —		_		÷		
Capitalized Lease									
673 First Avenue	\$ 1,589	\$ 2,118	\$	2,189	\$	2,330	\$	23,025	2087
1080 Amsterdam Avenue		150		150		150		20,379	2111
Total	\$ 1,589	\$ 2,268	\$	2,339	\$	2,480	\$	43,404	

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DEBT AND PREFERRED EQUITY INVESTMENTS

(\$000's omitted)



		Assets Outstanding		Weighted Average Assets During Quarter	Weighted Average Yield During Quarter	Current Yield (2)
12/31/2011	\$	985,942	\$	961,012	8.20%	8.36%
Debt originations/accretion (1)	\$	71,967				
Preferred Equity originations/accretion	\$	4,356				
Redemptions/Sales/Amortization	\$	(62,692)				
3/31/2012	\$	999,573	\$	1,012,386	8.96%	9.65%
5,51,2012	Ψ	333,373	Ψ	1,012,000	0.5070	3.0370
Debt originations/accretion (1)	\$	62,038				
Preferred Equity originations/accretion	\$	20,727				
Redemptions/Sales/Amortization (3)	\$	(100,129)				
6/30/2012	\$	982,209	\$	1,025,495	9.39%	10.08%
		,		, ,		
Debt originations/accretion (1)	\$	208,633				
Preferred Equity originations/accretion	\$	6,232				
Redemptions/Sales/Amortization	\$	(125,433)				
9/30/2012	\$	1,071,641	\$	1,086,824	9.62%	9.55%
Debt originations/accretion (1)	\$	282,959				
Preferred Equity originations/accretion	\$	16,028				
Redemptions/Sales/Amortization	\$	(13,425)				
12/31/2012	\$	1,357,203	\$	1,174,987	9.88%	9.93%
Debt originations/accretion (1)	\$	202,848				
Preferred Equity originations/accretion	\$	5,723				
Redemptions/Sales/Amortization	\$	(121,940)				
3/31/2013	\$	1,443,834	\$	1,356,634	10.61%	11.17%

⁽¹⁾ Accretion includes original issue discounts and compounding investment income.

 ⁽¹⁾ Per the balance sheet at March 31, 2013.
 (2) Subject to renewal at the Company's option through 2054.
 (3) The Company has an option to purchase the ground lease for a fixed price on a specific date.
 (4) Subject to renewal at the Company's option through 2080.
 (5) Reflects 50% of the annual ground rent payment as the Company owns 50% of the fee interest.
 (6) Subject to a fair market value rent reset in 2015. The ground lease is subject to renewal at the Company's option through 2087.

⁽²⁾ Calculated based on interest, fees and amortized discount recognized in the last month of the quarter.

⁽³⁾ Included \$91,574 of a first mortgage that was reclassified to assets held for sale.

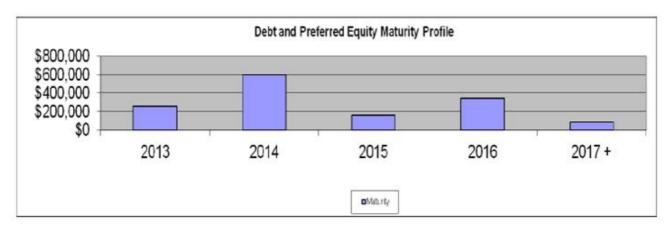
DEBT AND PREFERRED EQUITY INVESTMENTS

(\$000's omitted)



Type of Investment	Quar	ter End Balance (1)	 Senior Financing	 Weighted Average Exposure PSF	Weighted Average Yield During Quarter	Current Yield (2)
<u>New York City</u>						
Senior Mortgage Debt	\$	263,270	\$ 0	\$ 1,007	10.53%	10.57%
Junior Mortgage Participation	\$	223,929	\$ 2,405,317	\$ 443	8.54%	8.85%
Mezzanine Debt	\$	610,028	\$ 1,668,211	\$ 774	11.41%	11.87%
Preferred Equity	\$	346,607	\$ 1,533,347	\$ 376	11.03%	11.36%
Balance as of 3/31/13	\$	1,443,834	\$ 5,606,876	\$ 669	10.61%	11.17%

Current Maturity Profile (3)



⁽¹⁾ Approximately 38.0% of our investments are indexed to LIBOR and are prepayable at dates prior to maturity subject to certain prepayment penalties or fees.

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DEBT AND PREFERRED EQUITY INVESTMENTS

10 Largest Investments (\$000's omitted)



Investment Type		 Book Value (1) 3/31/13	Location	Collateral Type	 Senior Financing	Last \$ PSF		Current Yield (2)
Mortgage		\$ 218,270	New York City	Office	_	\$	672	11.24%
Preferred Equity		212,932	New York City	Office	926,260	\$	450	9.18%
Mortgage and Mezzanine		132,000	New York City	Office	330,000	\$	284	9.69%
Preferred Equity		103,437	New York City	Office	480,000	\$	253	16.14%
Mezzanine Loan		75,000	New York City	Office	775,000	\$	1,195	17.34%
Mortgage and Mezzanine		73,292	New York City	Office	1,109,000	\$	1,076	17.44%
Mezzanine Loan		71,119	New York City	Office/Retail	165,000	\$	1,980	10.04%
Mortgage and Mezzanine		66,937	New York City	Office/Retail	205,000	\$	393	10.54%
Mezzanine Loan		60,000	New York City	Office	170,000	\$	337	10.00%
Mezzanine Loan		56,289	New York City	Office	92,711	\$	281	9.02%
	Total	\$ 1,069,276			\$ 4,252,971			11.65%

⁽²⁾ Calculated based on interest, fees and amortized discount recognized in the last month of the quarter.

⁽³⁾ The weighted maturity is 1.92 years. Approximately 46.2% of our portfolio of investments have extension options, some of which may be subject to certain conditions for extension.

SELECTED PROPERTY DATA

Manhattan Properties



			# of	Useable	% of Total			Occupancy (%	6)		Annualized	Annualized C	ash Rent	Total
Properties	SubMarket	Ownership	Bldgs	Sq. Feet	Sq. Feet	Mar-13	Dec-12	Sep-12	Jun-12	Mar-12	Cash Rent (\$'s)	100%	SLG	Tenants
CONSOLIDATED PROPERT	IFS													
Same Store"	ILO													
1 East 42nd Street	Grand Central	Fee Interest	1	142,000	0	86.9	85.9	87.1	95.5	96.9	6,488,977	1	1	
100 Church Street	Downtown	Fee Interest	1	1.047.500	4	81.8	81.8	81.8	81.8	81.8	32,352,006	4	3	
110 East 42nd Street	Grand Central	Fee Interest	1	205,000	1	84.9	81.6	77.7	77.7	78.7	8,384,520	1	1	
120 West 45th Street	Midtown	Fee Interest	1	440,000	1	74.0	79.5	81.5	86.0	86.0	17,156,976	2	1	
125 Park Avenue	Grand Central	Fee Interest	1	604,245	2	77.6	73.1	73.8	73.8	70.0	26,368,992	3	2	
180 Maiden Lane (1)	Financial East	Fee Interest	1	1,090,000	4	97.7	97.7	97.7	97.7	97.7	53,207,262		2	
220 East 42nd Street	Grand Central	Fee Interest	1	1,135,000	4	94.9	94.9	94.9	94.8	94.6	48,361,995	5	4	
317 Madison Avenue	Grand Central	Fee Interest	1	450,000	2	81.7	81.3	80.2	80.6	85.1	20,519,920	2	2	
333 West 34th Street	Penn Station	Fee Interest	1	345,400	1	100.0	100.0	90.2	90.2	90.2	14,766,202	2	1	
420 Lexington Ave (Graybar)	Grand Central North	Leasehold Interest	1	1,188,000	4	92.1	92.5	90.5	89.6	90.9	65,232,120	7	6	2
461 Fifth Avenue (2)	Midtown	Leasehold Interest	1	200,000	1	99.4	99.4	95.9	98.8	98.8	15,969,731	2	1	
485 Lexington Avenue	Grand Central North	Fee Interest	1	921,000	3	100.0	100.0	99.1	94.1	90.8	53,931,396	6	5	
555 West 57th Street	Midtown West	Fee Interest	1	941,000	3	99.2	99.2	99.2	99.2	99.2	33,671,052	4	3	
509 Fifth Avenue	Rockefeller Center	Fee Interest	1	160,000	1	85.8	85.2	85.2	85.2	84.7	13,592,676	1	1	
525 Madison Avenue	Plaza District	Leasehold Interest	1	563,000	2	93.1	94.5	93.8	94.5	94.5	47,683,188	5	4	
673 First Avenue	Grand Central South	Leasehold Interest	1	422,000	1	100.0	100.0	99.4	99.7	99.7	20,733,900	2	2	
711 Third Avenue (3)	Grand Central North	Leasehold Interest	1	524,000	2	88.4	86.3	86.3	87.5	87.5	25,775,091	3	2	
750 Third Avenue	Grand Central North	Fee Interest	1	780,000	3	96.1	97.5	98.0	97.9	97.9	41,075,436	4	4	
810 Seventh Avenue	Times Square	Fee Interest	1	692,000	2	87.6	87.6	86.0	85.5	86.4	38,065,860	4	3	
919 Third Avenue (4)	Grand Central North	Fee Interest	1	1,454,000	5	96.9	96.9	96.9	96.9	96.9	86,400,945		4	
1185 Avenue of the Americas	Rockefeller Center	Leasehold Interest	1	1,062,000	4	97.6	97.6	95.2	95.2	99.9	76,218,180	8	7	
1350 Avenue of the Americas	Rockefeller Center	Fee Interest	1	562,000	2	97.0	97.0	94.8	97.8	97.8	37,102,308	4	3	
1515 Broadway	Times Square	Fee Interest	1	1,750,000	6	100.0	100.0	100.0	100.0	100.0	106,794,216	12	9	
1 Madison Avenue	Park Avenue South	Fee Interest	1	1,176,900	4	100.0	98.7	98.7	98.7	99.8	67,572,816	7	6	
331 Madison Avenue	Grand Central	Fee Interest	1	114,900	0	84.2	84.2	86.6	97.4	96.9	4,297,776	0	0	
C.	btotal / Weighted Average		25	17,969,945	60%	93.9%	93.8%	6 93.1%	93.2%	93.5%	\$ 961,723,542	90%	78%	7
30	biotai/ weighted Average		23	17,909,945	00%	93.976	93.07	0 93.170	93.270	93.370	3 901,723,342	90%	7070	, ,
"Non Same Store"														
304 Park Avenue South	Midtown South	Fee Interest	1	215,000	1	93.6	95.8	95.8	95.8	N/A	10,321,788	1	1	
641 Sixth Avenue	Midtown South	Fee Interest	1	163,000	1	92.1	92.1	92.1	N/A	N/A	7,997,329	1	1	
Su	btotal / Weighted Average		2	378,000	1%	92.9%	94.2%	6 94.2%	95.8%	_	\$ 18,319,117	2%	2%	, ;
	0 0			,										
Total / Weighted Average Man	hattan Consolidated Prope	rties	27	18,347,945	62%	93.8%	93.8%	6 93.1%	93.2%	93.5%	\$ 980,042,659	91%	79%	. 80
UNCONSOLIDATED PROPE	RTIES													
"Same Store"														
100 Park Avenue - 50%	Grand Central South	Fee Interest	1	834,000	3	94.6	94.6	95.1	95.2	95.0	52,099,062		2	:
388 & 390 Greenwich Street -	Downtown	Fee Interest												
50.6%			2	2,635,000	9	100.0	100.0	100.0	100.0	100.0	109,811,160		5	
600 Lexington Avenue - 55%	East Side	Fee Interest	1	303,515	1	66.7	73.7	79.0	70.4	72.6	15,976,836		1	
800 Third Avenue - 42.95%	Grand Central North	Fee Interest	1	526,000	2	87.9	87.1	87.1	86.3	84.2	26,669,676		1	
1745 Broadway - 32.3%	Midtown	Fee Interest	1	674,000	2	100.0	100.0	100.0	100.0	100.0	35,285,208		1	
Su	btotal / Weighted Average		6	4,972,515	17%	95.8%	96.1%	6 96.5%	95.9%	95.8%	\$ 239,841,942		10%	. 1
				, , ,										
"Non Same Store"	m. m			25.425		00.7	00 -	00 -	04 -	04.5	40 800 - :-			
10 East 53rd Street - 55%	Plaza District	Fee Interest	1	354,300	1	90.0	90.0	90.6	91.9	91.9	18,790,248		1	
315 West 36th Street - 35.5%	Times Square South	Fee Interest	1	147,619	0	99.2	99.2	N/A	N/A	N/A	3,903,334		0	
521 Fifth Avenue - 50.5%	Grand Central	Fee Interest	1	460,000	2	92.8	85.2	85.6	88.7	90.9	23,486,664		1	
Su	btotal / Weighted Average		3	961,919	3%	92.7%	89.1%	6 87.8%	90.1%	91.3%	\$ 46,180,246		2%	,
	ū ū													
Total / Weighted Average Unco	onsolidated Properties		9	5,934,434	20%	95.3%	95.0%	6 95.3%	95.1%	95.2%	\$ 286,022,188		12%	. 1
Manhattan Grand Total / Weiş	thted Average		36	24,282,379	82%	94.2%	94.1%	6 93.7%	93.7%	93.9%	\$ 1,266,064,847			9
Manhattan Grand Total - SLG											\$ 1,047,879,956		91%	
Manhattan Same Store Occup	ancy % - Combined			22,942,460	94%	94.3%	94.3%	6 93.9%	93.8%	94.0%				
Portfolio Grand Total Portfolio Grand Total - SLG S			67	29,721,879	100%	91.6%	91.7%	6 91.4%	91.6%		\$ 1,397,686,943 \$ 1,145,272,419		100%	1,4

St. Green holds a 49.9% interest in this consolidated joint venture asset.
 St. Green holds an option to acquire the fee interest.
 St. Green owns 50% of the fee interest.
 St. Green holds a 51% interest in this consolidated joint venture asset.

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SELECTED PROPERTY DATA

Suburban Properties



			# of	Useable	% of Total		o	ccupancy (%)		Annualized	Annualized Cas	h Rent	Total
Properties	SubMarket	Ownership	Bldgs	Sq. Feet	Sq. Feet	Mar-13	Dec-12	Sep-12	Jun-12	Mar-12	Cash Rent (\$'s)	100%	SLG	Tenants
CONSOLIDATED PROPERTIE	ES													
"Same Store" Westchester, NY														
1100 King Street - 1 Int'l Drive	Rye Brook, Westchester	Fee Interest	1	90,000	0	74.9	74.9	74.9	74.9	74.9	1,641,972	0	0	1
1100 King Street - 2 Int'l Drive	Rye Brook, Westchester	Fee Interest	1	90,000	0	47.0	47.0	47.0	80.3	80.3	1,328,724	0	0	3
1100 King Street - 3 Int'l Drive	Rye Brook, Westchester	Fee Interest	1	90,000	0	63.3	63.3	70.8	78.7	78.7	1,674,168	0	0	2
1100 King Street - 4 Int'l Drive	Rye Brook, Westchester	Fee Interest	1	90,000	0	59.4	59.4	59.4	59.4	59.4	1,591,476	0	0	7
1100 King Street - 5 Int'l Drive	Rye Brook, Westchester	Fee Interest	1	90,000	0	80.5	79.8	79.2	79.2	79.2	1,893,168	0	0	8
1100 King Street - 6 Int'l Drive	Rye Brook, Westchester	Fee Interest	1	90,000	0	88.0	71.2	78.2	78.2	78.2	2,306,376	0	0	3
520 White Plains Road	Tarrytown, Westchester	Fee Interest	1	180,000	1	75.4	72.5	72.5	72.5	73.6	2,987,100	0	0	8
115-117 Stevens Avenue	Valhalla, Westchester	Fee Interest	1	178,000	1	70.9	86.0	86.0	86.0	85.5	2,465,340	0	0	10
100 Summit Lake Drive	Valhalla, Westchester	Fee Interest	1	250,000	1	70.7	70.7	70.7	69.5	69.5	4,185,312	0	0	10
200 Summit Lake Drive	Valhalla, Westchester	Fee Interest	1	245,000	1	66.6	87.5	87.5	87.5	87.5	4,945,572	1	0	7
500 Summit Lake Drive	Valhalla, Westchester	Fee Interest	1	228,000	1	89.5	76.9	76.9	76.9	76.9	4,763,748	1	1	6
140 Grand Street	White Plains, Westchester	Fee Interest	1	130,100	0	89.5	95.3	95.3	95.3	95.3	3,780,888	0	0	12

360 Hamilton Avenue	White Plains, Westchester	Fee Interest	1	384,000	1	88.7	94.3	94.3	94.3	94.3	11,883,240	1	1	16
Westche	ster, NY Subtotal/Weighted A	verage	13	2,135,100	8%	76.6%	79.2%	79.8%	81.4%	81.5%\$	45,447,084	5%	5%	93
"Same Store" Connecticut														
1 Landmark Square	Stamford, Connecticut	Fee Interest	1	312,000	1	96.0	97.8	93.9	94.9	95.2	8,981,784	1	1	58
2 Landmark Square	Stamford, Connecticut	Fee Interest	1	46,000	0	69.0	69.0	66.6	66.6	66.6	785,436	0	0	9
3 Landmark Square	Stamford, Connecticut	Fee Interest	1	130,000	0	60.4	54.6	54.6	54.6	54.6	2,397,168	0	0	14
4 Landmark Square	Stamford, Connecticut	Fee Interest	1	105,000	0	77.7	76.6	72.7	72.7	72.7	2,456,364	0	0	10
5 Landmark Square	Stamford, Connecticut	Fee Interest	1	61,000	0	99.5	99.5	99.5	99.5	99.5	935,124	0	0	11
6 Landmark Square	Stamford, Connecticut	Fee Interest	1	172,000	1	83.4	83.4	87.1	87.1	87.1	3,617,832	0	0	5
7 Landmark Square	Stamford, Connecticut	Fee Interest	1	36,800	0	76.9	10.8	10.8	10.8	10.8	313,536	0	0	1
680 Washington Boulevard (1)	Stamford, Connecticut	Fee Interest	1	133,000	0	76.5	74.6	74.6	88.5	88.5	4,171,536		0	8
750 Washington Boulevard (1)	Stamford, Connecticut	Fee Interest	1	192,000	1	93.6	93.6	93.6	93.6	93.6	6,491,580		0	8
1055 Washington Boulevard	Stamford, Connecticut	Leasehold Interest	1	182,000	1	86.0	86.0	78.7	79.7	81.0	5,880,420	1	1	21
300 Main Street	Stamford, Connecticut	Fee Interest	1	130,000	0	81.5	86.4	86.4	84.9	88.8	1,548,432	0	0	19
1010 Washington Boulevard	Stamford, Connecticut	Fee Interest	1	143,400	0	60.9	60.9	60.9	53.6	51.5	2,814,444	0	0	17
500 West Putnam Avenue	Greenwich, Connecticut	Fee Interest	1	121,500	0	55.1	55.1	55.1	51.3	51.3	2,936,460	0	0	10
Conr	ecticut Subtotal/Weighted Av	rerage	13	1,764,700	5%	80.6%	80.7%	79.3%	79.7%	80.0%\$	43,330,116	4%	3%	191
Total / Weighted Average Conso	lidated Properties		26	3,899,800	13%	78.4%	79.9%	79.6%	80.6%	80.8%\$	88,777,200	9%	8%	284
ŭ ŭ	•													
UNCONSOLIDATED PROPER	TIES													
"Same Store"														
The Meadows - 50%	Rutherford, New Jersey	Fee Interest	2	582,100	2	79.4	79.7	82.2	80.8	80.8	12,510,072		1	54
16 Court Street - 35%	Brooklyn, New York	Fee Interest	1	317,600	1	84.5	84.0	83.7	81.1	87.4	9,764,712		0	63
Jericho Plaza - 20.26%	Jericho, New York	Fee Interest	2	640,000	2	89.6	89.6	91.2	95.2	95.2	20,570,112		0	33
Total / Weight	ed Average Unconsolidated Pr	roperties	5	1,539,700	5%	84.7%	84.7%	86.2%	86.9%	88.2%\$	42,844,896		1%	150
Suburban Grand Total / Weight	ed Average		31	5,439,500	18%	80.2%	81.3%	81.5%	82.4%	82.9%\$	131,622,096			434
Suburban Grand Total - SLG sh				-,,						\$	97,392,463		9%	
Suburban Same Store Occupano	cy % - Combined			5,439,500	100%	80.2%	81.3%	81.5%	82.4%	82.9%				

(1) SL Green holds a 51% interest in this consolidated joint venture asset.

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SELECTED PROPERTY DATA

Retail, Development Land & West Coast Properties



Properties	SubMarket	Ownership	# of Bldgs	Useable Sq. Feet	% of Total Sq. Feet	Mar-13	Dec-12	Sep-12	Jun-12	Mar-12	Annualized Cash Rent (\$'s)	Annualized Cash Rent (SLG%)	Gross Total Book Value	Total Tenan
Froperues	Subwidiket	Ownership	Diugs	oq. reet	5q. reet	Mai-13	Dec-12	Зер-12	Juli-12	Widi-12	Casii Keiit (5 8)	Casii Keiit (SLG 76)	DOOK VALUE	Tellal
"Same Store" Retail														
1604 Broadway - 63%	Times Square	Leasehold Interest	1	29,876	6	23.7	23.7	23.7	23.7	23.7	2,001,902	4	7,490,827	
11 West 34th Street - 30%	Herald Square/Penn													
	Station	Fee Interest	1	17,150	4	100.0	100.0	100.0	100.0	100.0	2,231,736	2	15,482,405	
21-25 West 34th Street - 50%	Herald Square/Penn													
	Station	Fee Interest	1	30,100	6	100.0	100.0	100.0	100.0	100.0	7,866,780	13	23,349,965	
27-29 West 34th Street - 50%	Herald Square/Penn													
	Station	Fee Interest	1	15,600	3	100.0	100.0	100.0	100.0	100.0	4,644,816	8	47,792,460	
717 Fifth Avenue - 10.92%	Midtown/Plaza District	Fee Interest	1	119,550	26	89.4	89.4	89.4	89.4	89.4	34,445,052	12	279,966,857	
Williamsburg Terrace	Brooklyn, NY	Fee Interest	1	52,000	11	100.0	100.0	100.0	100.0	100.0	1,552,812	5	16,357,696	
Sul	ototal/Weighted Average			264,276	57%	86.6%	86.6%	86.6%	86.6%	86.6% \$	52,743,098	45% S	390,440,209	
"Non Same Store" Retail														
19-21 East 65th Street - 80%	Plaza District	Leasehold Interest	2	23,610	5	100.0	100.0	100.0	100.0	100.0	1,463,667	4	7,534,091	
21 East 66th Street - 32.28%	Plaza District	Fee Interest	1	16,736	4	100.0	100.0	N/A	N/A	N/A	3,282,000	4	83,425,111	
131-137 Spring Street	Soho	Fee Interest	2	68,342	15	100.0	100.0	N/A	N/A	N/A	4,567,104	15	123,050,000	
724 Fifth Avenue - 50%	Plaza District	Fee Interest	1	65,010	14	84.7	84.7	84.7	91.6	92.9	11,859,276	20	223,895,842	
752 Madison Avenue - 80%	Plaza District	Leasehold Interest	1	21,124	5	100.0	100.0	100.0	100.0	100.0	3,529,320	9	7,131,361	
762 Madison Avenue - 80%	Plaza District	Fee Interest	1	6,109	1	100.0	100.0	100.0	100.0	100.0	1,324,776	4	16,625,566	
Sul	ototal/Weighted Average		8	200,931	43%	95.1%	95.1%	91.4%	95.3%	96.0% \$	26,026,143	55%\$	461,661,971	
Total / Weighted Average Retail Pr	operties		14	465,207	100%	90.3%	90.3%	88.1%	89.2%	89.5% \$	78,769,241	100%\$	852,102,180	
Development														
125 Chubb Way	Lyndhurst, NJ	Fee Interest	1	278,000	11	57.1	57.1	57.1	57.1	57.1	3,562,656	7	55,059,794	
150 Grand Street	White Plains, NY	Fee Interest	1	85,000	3	31.3	33.0	33.0	33.0	26.4	692,784	1	16,957,658	
7 Renaissance Square - 50%	White Plains, NY	Fee Interest	1	65,641	3	40.3	29.2	8.1	8.1	_	851,016	1	5,600,614	
180-182 Broadway - 25.5%	Cast Iron / Soho	Fee Interest	2	156,086	6	_	_	_	_	_	_	_	114,904,869	
33 Beekman Street - 45.9%	Downtown	Fee Interest	1		_	_	_	_	N/A	N/A	_	_	35,268,183	
3 Columbus Circle - 48.9%	Columbus Circle	Fee Interest	1	530,981	21	61.8	51.6	28.3	14.4	15.7	28.071.070	29	558,565,898	
280 Park Avenue - 49.5%	Park Avenue	Fee Interest	1	1,219,158	47	54.9	55.0	55.9	54.0	55.1	58,651,908	61	1.052.187.848	
635 Sixth Avenue	Midtown South	Fee Interest	1	104,000	4	_	_	_	N/A	N/A			63,122,896	
747 Madison Avenue - 33.33%	Plaza District	Fee Interest	1	10,000	0	_	_	_	100.0	100.0	_	_	71,275,653	
985-987 Third Avenue	Upper East Side	Fee Interest	2	13,678	1	_	_	N/A	N/A	N/A	_	_	18,067,636	
1080 Amsterdam - 87.5%	Upper West Side	Leasehold Interest	1	82,250	3	2.2	2.2	N/A	N/A	N/A	146,475	0	28,930,433	
1552-1560 Broadway - 50%	Times Square	Fee Interest	2	35,897	1	23.3	23.3	23.3	59.7	59.7		_	196,370,566	
Total / Weighted Average Developm			15	2,580,691	100	47,3%	45.0%	40.0%	37.2%		91,975,909	100% \$	2,216,312,048	
	•			_,,							,,		_,,_,,	
"Same Store" Land														
2 Herald Square (1)	Herald Square/Penn													
* ``	Station	Fee Interest	1	354,400	37	100.0	100.0	100.0	100.0	100.0	11,250,000	42	229,336,692	
885 Third Avenue (1)	Midtown/Plaza District	Fee Interest	1	607,000	63	100.0	100.0	100.0	100.0	100.0	15,850,000	58	329,943,115	
Total / Weighted Average Land			2	961,400	100%	100.0%	100.0%	100.0%	100.0%	100.0%\$	27,100,000	100%\$	559,279,807	
West Coast West Coast Office Portfolio - 27.63%		Fee Interest	59	4,473,603	100	77.0	76.9	76.3	N/A	N/A	94.623.064	100	869,773,950	
Total / Weighted Average Californi		ree interest							IN/A					
			59	4,473,603	100%	77.0%	76.9%	76.3%		_ s	94,623,064	100% S	869,773,950	

Residential Properties

			# of	Useable			Oc	cupancy (%)			Average Monthly	Annualized	Gross Total
Properties	SubMarket	Ownership	Bldgs	Sq. Feet	Total Units	Mar-13	Dec-12	Sep-12	Jun-12	Mar-12	Rent Per Unit (\$'s)	Cash Rent (\$'s)	Book Value
400 East 57th Street - 80%	Upper East Side	Fee Interest	1	290,482	259	94.6	91.9	95.4	96.9	95.0	2,783	9,813,131	113,742,927
400 East 58th Street - 80%	Upper East Side	Fee Interest	1	140,000	125	96.8	97.6	97.6	94.4	96.0	2,862	4,639,637	49,843,566
248-252 Bedford Avenue - 90%	Brooklyn, NY	Fee Interest	1	66,611	84	_	N/A	N/A	N/A	N/A	_	· · · · —	54,900,000
Total / Weighted Average Decidential	Properties		3	407.003	468	78 2%	93.8%	96.1%	96.1%	05.3%	\$ 2305	\$ 14.452.769	\$ 218 486 493

(1) Subject to long-term, third party net operating leases.

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SELECTED PROPERTY DATA

Manhattan Properties - Reckson Portfolio



			Useable	% of Total		0	ccupancy (%)		Annualized	Annualized	Cash Rent	Total
Properties	SubMarket	Ownership	Sq. Feet	Sq. Feet	Mar-13	Dec-12	Sep-12	Jun-12	Mar-12	Cash Rent (\$'s)	100%	SLG	Tenants
CONSOLIDATED PROPERTIES	_		·										
"Same Store"													
110 East 42nd Street	Grand Central	Fee Interest	205,000	2	84.9	81.6	77.7	77.7	78.7	8,384,520	2	2	22

333 West 34th Street 461 Fifth Avenue	Penn Station												
461 Fifth Avenue		Fee Interest	345,400	3	100.0	100.0	90.2	90.2	90.2	14,766,202	4	4	4
	Midtown	Leasehold Interest	200,000	2	99.4	99.4	95.9	98.8	98.8	15,969,731	4	4	14
555 West 57th Street	Midtown West	Fee Interest	941,000	9	99.2	99.2	99.2	99.2	99.2	33,671,052	9	8	11
609 Fifth Avenue	Rockefeller Center	Fee Interest	160,000	2	85.8	85.2	85.2	85.2	84.7	13,592,676	4	3	10
673 First Avenue	Grand Central South	Leasehold Interest	422,000	4	100.0	100.0	99.4	99.7	99.7	20,733,900	6	5	8
750 Third Avenue	Grand Central North	Fee Interest	780,000	8	96.1	97.5	98.0	97.9	97.9	41,075,436	11	10	30
810 Seventh Avenue	Times Square	Fee Interest	692,000	7	87.6	87.6	86.0	85.5	86.4	38,065,860	10	9	39
919 Third Avenue	Grand Central North	Fee Interest (1)	1,454,000	15	96.9	96.9	96.9	96.9	96.9	86,400,945		10	13
1185 Avenue of the Americas	Rockefeller Center	Leasehold Interest	1,062,000	11	97.6	97.6	95.2	95.2	99.9	76,218,180	20	18	19
1350 Avenue of the Americas	Rockefeller Center	Fee Interest	562,000	6	97.0	97.0	94.8	97.8	97.8	37,102,308	10	9	37
0.11/2/			6.000.400	000/	00.40/	00.00/	04.00/	02.00/	0.00/ 0	205 000 040	040/	000/	200
Subtotal / We	eighted Average		6,823,400	68%	96.1%	96.2%	94.8%	95.0%	95.9% \$	385,980,810	81%	82%	207
"Non Same Store"													
304 Park Avenue South	Midtown South	Fee Interest	215,000	2	93.6	95.8	95.8	95.8	N/A	10,321,788	3	2	15
641 Sixth Avenue	Midtown South	Fee Interest	163,000	2	92.1	92.1	92.1	N/A	N/A	7,997,329	2	2	8
Subtotal / We	eighted Average		378,000	4%	92.9%	94.2%	94.2%	95.8%	_ s	18,319,117	5%	4%	23
Grand Total / Weighted Average			7,201,400	72%	95.9%	96.0%	94.7%	95.1%	95.9% \$	404,299,927	85%		230
Grand Total - SLG share of Annualiz	zed Rent								\$	361,963,464		86%	
Suburban Properties													
"Same Store"													
"Same Store" 1100 King Street - 1 Int'l Drive	Rve Brook, Westchester	Fee Interest	90.000	1	74.9	74.9	74.9	74.9	74.9	1.641.972	0	0	1
1100 King Street - 1 Int'l Drive				-									
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive	Rye Brook, Westchester	Fee Interest Fee Interest Fee Interest	90,000	1 1 1	47.0	47.0	47.0	80.3	80.3	1,328,724	0 0 0	0 0 0	3
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive	Rye Brook, Westchester Rye Brook, Westchester	Fee Interest Fee Interest	90,000 90,000	1	47.0 63.3	47.0 63.3	47.0 70.8	80.3 78.7	80.3 78.7	1,328,724 1,674,168	0	0	3 2
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester	Fee Interest Fee Interest Fee Interest	90,000 90,000 90,000	1 1 1	47.0 63.3 59.4	47.0 63.3 59.4	47.0 70.8 59.4	80.3 78.7 59.4	80.3 78.7 59.4	1,328,724 1,674,168 1,591,476	0	0	3 2 7
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester	Fee Interest Fee Interest Fee Interest Fee Interest	90,000 90,000 90,000 90,000	1	47.0 63.3	47.0 63.3	47.0 70.8	80.3 78.7 59.4 79.2	80.3 78.7	1,328,724 1,674,168 1,591,476 1,893,168	0 0 0	0 0 0	3 2 7 8
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester	Fee Interest Fee Interest Fee Interest Fee Interest Fee Interest Fee Interest	90,000 90,000 90,000 90,000 90,000	1 1 1 1 1	47.0 63.3 59.4 80.5 88.0	47.0 63.3 59.4 79.8 71.2	47.0 70.8 59.4 79.2 78.2	80.3 78.7 59.4 79.2 78.2	80.3 78.7 59.4 79.2 78.2	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376	0 0 0 1	0 0 0	3 2 7 8 3
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarrytown, Westchester	Fee Interest Fee Interest Fee Interest Fee Interest	90,000 90,000 90,000 90,000 90,000 180,000	1 1 1 1	47.0 63.3 59.4 80.5	47.0 63.3 59.4 79.8	47.0 70.8 59.4 79.2	80.3 78.7 59.4 79.2	80.3 78.7 59.4 79.2	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100	0 0 0 1 1	0 0 0	3 2 7 8 3
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 520 White Plains Road	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarrytown, Westchester Valhalla, Westchester	Fee Interest	90,000 90,000 90,000 90,000 90,000 180,000 178,000	1 1 1 1 1 2 2	47.0 63.3 59.4 80.5 88.0 75.4	47.0 63.3 59.4 79.8 71.2 72.5 86.0	47.0 70.8 59.4 79.2 78.2 72.5	80.3 78.7 59.4 79.2 78.2 72.5 86.0	80.3 78.7 59.4 79.2 78.2 73.6 85.5	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340	0 0 0 1 1	0 0 0 0 1	3 2 7 8 3
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 5 Int'l Drive 520 White Plains Road 115-117 Stevens Avenue	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarrytown, Westchester Valhalla, Westchester Valhalla, Westchester	Fee Interest	90,000 90,000 90,000 90,000 90,000 180,000 178,000 250,000	1 1 1 1 1 2	47.0 63.3 59.4 80.5 88.0 75.4 70.9	47.0 63.3 59.4 79.8 71.2 72.5	47.0 70.8 59.4 79.2 78.2 72.5 86.0	80.3 78.7 59.4 79.2 78.2 72.5	80.3 78.7 59.4 79.2 78.2 73.6	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312	0 0 0 1 1 1	0 0 0 0 1	3 2 7 8 3 8
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 520 White Plains Road 115-117 Stevens Avenue 100 Summit Lake Drive	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarytown, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester	Fee Interest	90,000 90,000 90,000 90,000 90,000 180,000 178,000 250,000 245,000	1 1 1 1 1 2 2 2	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572	0 0 0 1 1 1 1	0 0 0 0 1 1 1 1	3 2 7 8 3 8 10 10
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 520 White Plains Road 115-117 Stevens Avenue 100 Summit Lake Drive 200 Summit Lake Drive	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarrytown, Westchester Valhalla, Westchester Valhalla, Westchester	Fee Interest	90,000 90,000 90,000 90,000 90,000 180,000 178,000 245,000 228,000	1 1 1 1 1 2 2 2 3	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 87.5	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748	0 0 0 1 1 1 1 1	0 0 0 0 1 1 1 1	3 2 7 8 3 8 10 10
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 520 White Plains Road 115-117 Stevens Avenue 100 Summit Lake Drive 200 Summit Lake Drive 500 Summit Lake Drive	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarytown, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester White Plains, Westchester	Fee Interest	90,000 90,000 90,000 90,000 90,000 180,000 178,000 250,000 245,000 228,000 130,100	1 1 1 1 1 1 2 2 2 3 2 2	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6 89.5	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5 76.9	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5 76.9	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 87.5 76.9	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5 76.9	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748 3,780,888	0 0 0 1 1 1 1 1 1	0 0 0 0 1 1 1 1	3 2 7 8 3 8 10 10 7 6
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 1100 King Street - 6 Int'l Drive 520 White Plains Road 115-117 Stevens Avenue 100 Summit Lake Drive 200 Summit Lake Drive 500 Summit Lake Drive 140 Grand Street 140 Hamilton Avenue	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarrytown, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester	Fee Interest	90,000 90,000 90,000 90,000 90,000 180,000 178,000 250,000 245,000 228,000 130,100 384,000	1 1 1 1 1 1 2 2 2 3 2 2 1	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6 89.5	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5 76.9 95.3	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5 76.9 95.3	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 87.5 76.9 95.3	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5 76.9 95.3	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748	0 0 0 1 1 1 1 1 1 1	0 0 0 0 1 1 1 1 1 1	3 2 7 8 3 8 10 10 7 6
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 1100 King Street - 6 Int'l Drive 1200 King Street - 6 Int'l Drive 1200 Summit Lake Drive 100 Summit Lake Drive 140 Grand Street 140 Grand Street 140 Washington Boulevard	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarrytown, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester White Plains, Westchester White Plains, Westchester Stamford, Connecticut	Fee Interest	90,000 90,000 90,000 90,000 180,000 178,000 250,000 245,000 228,000 130,100 384,000	1 1 1 1 1 1 2 2 2 3 3 2 2 2 1 1 4	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6 89.5 89.5 88.7 76.5	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3 74.6	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3 74.6	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 87.5 76.9 95.3 94.3 88.5	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5 76.9 95.3 94.3 88.5	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748 3,780,888 11,883,240 4,171,536	0 0 0 1 1 1 1 1 1 1	0 0 0 0 1 1 1 1 1 1	3 2 7 8 3 8 10 10 7 6 12 16 8
1100 King Street - 1 Int ² l Drive 1100 King Street - 2 Int ² l Drive 1100 King Street - 3 Int ² l Drive 1100 King Street - 4 Int ² l Drive 1100 King Street - 5 Int ² l Drive 1100 King Street - 5 Int ² l Drive 1100 King Street - 6 Int ² l Drive 1100 King Street - 6 Int ² l Drive 1200 Wing Street - 6 Int ² l Drive 100 Summit Lake Drive 100 Summit Lake Drive 100 Summit Lake Drive 140 Grand Street 160 Hamilton Avenue 160 Washington Boulevard 150 Washington Boulevard	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarytown, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester Valhella, Westchester White Plains, Westchester White Plains, Westchester Stamford, Connecticut Stamford, Connecticut	Fee Interest (1) Fee Interest (1)	90,000 90,000 90,000 90,000 180,000 178,000 250,000 245,000 228,000 130,100 384,000 133,000	1 1 1 1 1 2 2 2 3 3 2 2 2 1 4 4 1 2	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6 89.5 89.5 88.7	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 87.5 76.9 95.3 94.3 88.5 93.6	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5 76.9 95.3 94.3	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748 3,780,888 11,883,240 4,171,536 6,491,580	0 0 0 1 1 1 1 1 1 1 1 1 1 3	0 0 0 0 1 1 1 1 1 1	8 3 8 10 10 7 6 12 16 8
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 520 White Plains Road 115-117 Stevens Avenue 100 Summit Lake Drive 200 Summit Lake Drive 140 Grand Street 140 Grand Street 140 Grand Street 1600 Washington Boulevard	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarrytown, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester White Plains, Westchester White Plains, Westchester Stamford, Connecticut	Fee Interest	90,000 90,000 90,000 90,000 180,000 178,000 250,000 245,000 228,000 130,100 384,000	1 1 1 1 1 1 2 2 2 3 3 2 2 2 1 1 4	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6 89.5 89.5 89.5 89.5 93.6	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3 74.6 93.6	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3 74.6 93.6	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 87.5 76.9 95.3 94.3 88.5	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5 76.9 95.3 94.3 88.5 93.6	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748 3,780,888 11,883,240 4,171,536	0 0 0 1 1 1 1 1 1 1	0 0 0 0 1 1 1 1 1 1	3 2 7 8 3 8 10 10 7 6 12
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 1100 King Street - 6 Int'l Drive 1100 King Street - 6 Int'l Drive 1200 Wammit Lake Drive 100 Summit Lake Drive 100 Summit Lake Drive 140 Grand Street 140 Grand Street 140 Grand Street 160 Hamilton Avenue 1600 Washington Boulevard 1055 Washington Boulevard 1055 Washington Boulevard	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarytown, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester White Plains, Westchester White Plains, Westchester Stamford, Connecticut Stamford, Connecticut Stamford, Connecticut Stamford, Connecticut	Fee Interest Leasehold Interest Leasehold Interest	90,000 90,000 90,000 90,000 180,000 178,000 250,000 245,000 228,000 130,100 384,000 133,000 192,000 182,000 143,400	1 1 1 1 1 2 2 2 3 3 2 2 2 1 4 4 1 2 2 2	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6 89.5 89.5 89.5 93.6 86.0 60.9	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3 74.6 93.6 86.0 60.9	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3 74.6 93.6 78.7 60.9	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 87.5 76.9 95.3 94.3 88.5 93.6 79.7 53.6	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5 76.9 95.3 94.3 88.5 93.6 81.0 51.5	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748 3,780,888 11,883,240 4,171,536 6,491,580 5,880,420 2,814,444	0 0 0 1 1 1 1 1 1 1 1 3	0 0 0 1 1 1 1 1 1 1 3 3 1 1	3 2 7 8 3 8 10 10 7 6 12 16 8 8 8 21
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 1200 Summit Lake Drive 1200 Summit Lake Drive 1300 Summit Lake Drive	Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Rye Brook, Westchester Tarytown, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester Valhalla, Westchester White Plains, Westchester White Plains, Westchester Stamford, Connecticut Stamford, Connecticut Stamford, Connecticut Stamford, Connecticut	Fee Interest Leasehold Interest Leasehold Interest	90,000 90,000 90,000 90,000 90,000 180,000 250,000 245,000 28,000 130,100 384,000 133,000 192,000	1 1 1 1 1 1 2 2 3 3 2 2 2 1 4 4 1 2 2 2 2 1	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6 89.5 89.5 88.7 76.5 93.6 86.0	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5 76.9 95.3 74.6 93.6 86.0 60.9	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3 74.6 93.6 78.7	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 87.5 76.9 95.3 94.3 88.5 93.6 79.7	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5 76.9 95.3 94.3 88.5 93.6 81.0	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748 3,780,888 11,883,240 4,171,536 6,491,580 5,880,420	0 0 0 1 1 1 1 1 1 1 1 1 3	0 0 0 0 1 1 1 1 1 1	3 2 7 8 3 8 10 10 7 6 6 12 16 8 8
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 6 Int'l Drive 1100 King Street - 6 Int'l Drive 1200 Summit Lake Drive 1200 Summit Davenue 1200 Summit Davenue 1200 Summit Drive 1200 S	Rye Brook, Westchester Tarrytown, Westchester Tarrytown, Westchester Valhalla, Westchester Valner	Fee Interest Leasehold Interest Leasehold Interest	90,000 90,000 90,000 90,000 180,000 178,000 250,000 245,000 228,000 130,100 384,000 133,000 192,000 182,000 143,400	1 1 1 1 1 2 2 2 3 3 2 2 2 1 4 4 1 2 2 2	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6 89.5 89.5 89.5 93.6 86.0 60.9	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3 74.6 93.6 86.0 60.9	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5 76.9 95.3 94.3 74.6 93.6 78.7 60.9	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 87.5 76.9 95.3 94.3 88.5 93.6 79.7 53.6	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5 76.9 95.3 94.3 88.5 93.6 81.0 51.5	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748 3,780,888 11,883,240 4,171,536 6,491,580 5,880,420 2,814,444 64,805,064	0 0 0 1 1 1 1 1 1 1 1 3	0 0 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3 2 7 8 3 8 10 10 7 6 12 16 8 8 8 21
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 1100 King Street - 6 Int'l Drive 100 Summit Lake Drive 100 Summit Lake Drive 500 Summit Lake Drive 140 Grand Street 140 Grand Street 140 Grand Street 150 Hamilton Avenue 150 Washington Boulevard 1055 Washington Boulevard 1055 Washington Boulevard 1010 Washington Boulevard	Rye Brook, Westchester Tarrytown, Westchester Tarrytown, Westchester Valhalla, Westchester Valner	Fee Interest Leasehold Interest Leasehold Interest	90,000 90,000 90,000 90,000 180,000 178,000 250,000 245,000 228,000 130,100 384,000 133,000 192,000 143,400 2,785,500	1 1 1 1 1 1 2 2 3 3 2 2 2 1 4 4 1 2 2 2 2 1	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6 89.5 89.5 89.5 93.6 66.0 60.9	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5 76.9 95.3 74.6 93.6 86.0 60.9	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5 76.9 95.3 74.6 93.6 78.7 60.9	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 76.9 95.3 88.5 93.6 79.7 53.6	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5 76.9 95.3 94.3 88.5 93.6 81.0 51.5	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748 3,780,888 11,883,240 4,171,536 6,491,580 5,880,420 2,814,444	0 0 0 1 1 1 1 1 1 1 1 3	0 0 0 1 1 1 1 1 1 1 3 3 1 1	3 2 7 8 3 8 10 10 7 6 12 16 8 8 21 17
1100 King Street - 1 Int'l Drive 1100 King Street - 2 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 3 Int'l Drive 1100 King Street - 4 Int'l Drive 1100 King Street - 5 Int'l Drive 1100 King Street - 6 Int'l Drive 1100 King Street - 6 Int'l Drive 1200 Summit Lake Drive 1200 Summit Daviet 12	Rye Brook, Westchester Tarrytown, Westchester Tarrytown, Westchester Valhalla, Westchester Valner	Fee Interest Leasehold Interest Leasehold Interest	90,000 90,000 90,000 90,000 180,000 178,000 250,000 245,000 228,000 130,100 384,000 133,000 192,000 143,400 2,785,500	1 1 1 1 1 1 2 2 3 3 2 2 2 1 4 4 1 2 2 2 2 1	47.0 63.3 59.4 80.5 88.0 75.4 70.9 70.7 66.6 89.5 89.5 89.5 93.6 66.0 60.9	47.0 63.3 59.4 79.8 71.2 72.5 86.0 70.7 87.5 76.9 95.3 74.6 93.6 86.0 60.9	47.0 70.8 59.4 79.2 78.2 72.5 86.0 70.7 87.5 76.9 95.3 74.6 93.6 78.7 60.9	80.3 78.7 59.4 79.2 78.2 72.5 86.0 69.5 76.9 95.3 88.5 93.6 79.7 53.6	80.3 78.7 59.4 79.2 78.2 73.6 85.5 69.5 87.5 76.9 95.3 94.3 88.5 93.6 81.0 51.5	1,328,724 1,674,168 1,591,476 1,893,168 2,306,376 2,987,100 2,465,340 4,185,312 4,945,572 4,763,748 3,780,888 11,883,240 4,171,536 6,491,580 5,880,420 2,814,444 64,805,064	0 0 0 1 1 1 1 1 1 1 1 3	0 0 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3 2 7 8 3 8 10 10 7 6 12 16 8 8 21 17

(1) SL Green holds a 51% interest in this consolidated joint venture asset.

Development Properties - Reckson Portfolio

			Useable	% of Total		0	ccupancy (%)			Annualized	Gross Total	Total
Properties	SubMarket	Ownership	Sq. Feet	Sq. Feet	Mar-13	Dec-12	Sep-12	Jun-12	Mar-12	Cash Rent (\$'s)	Book Value	Tenants
"Non Same Store"												
635 Sixth Avenue	Midtown South	Fee Interest	104,000	100	_	_	_	_	_	_	63,122,896	_
Total Development Properties			104,000	100%	0.0%	0.0%	0.0%	0.0%	0.0%	s	\$ 63,122,896	

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LARGEST TENANTS BY SQUARE FEET LEASED



Manhattan and Suburban Properties

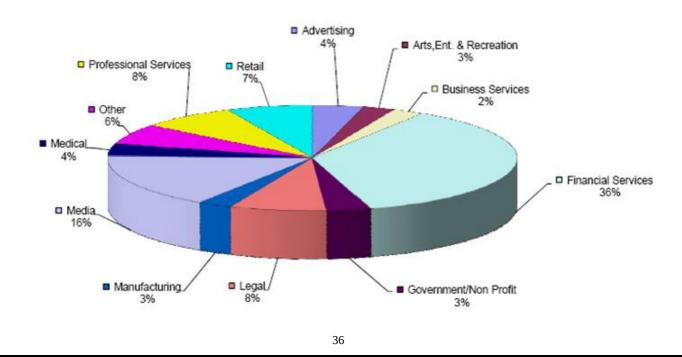
Tenant Name	Property	Lease Expiration	Total Square Feet		Annualized Cash Rent (\$)		PSF nualized	% of Annualized Cash Rent	SLG Share of Annualized Cash Rent(\$)	% of SLG Share of Annualized Cash Rent	S&P Credit Rating
Citigroup, N.A.	388 & 390 Greenwich Street, 485 Lexington Avenue, 750 Third Avenue, 800 Third Avenue, 750 Washington Blvd	Various	3.023.423	\$	130.329.265(1)	s	43.11	9.3%	\$ 74.076.586	6.5%	A-
Viacom International, Inc.	1515 Broadway	2031	1,271,881	-	80.103.470	\$	62.98	5.7%	80,103,470	7.0%	BBB+
Credit Suisse Securities (USA), Inc.	1 Madison Avenue & 280 Park Avenue	2014 & 2020	1,238,829		72,425,397	\$	58.46	5.2%	69,026,467	6.0%	A+
AIG Employee Services, Inc.	180 Maiden Lane	2014	803,222		42,207,044	\$	52.55	3.0%	21,069,757	1.8%	A-
Random House, Inc.	1745 Broadway	2018 & 2023	644,598		35,285,208	\$	54.74	2.5%	11,383,008	1.0%	BBB+
Debevoise & Plimpton, LLP	919 Third Avenue	2021	619,353		41,346,315	\$	66.76	3.0%	21,086,621	1.8%	
Omnicom Group, Inc.	220 East 42nd Street & 420 Lexington Avenue	2017	494,476		20,213,568	s	40.88	1.4%	20,213,568	1.8%	BBB+
The City of New York	16 Court Street & 100 Church Street	2014, 2017 & 2034	341,903		14,283,746	\$	41.78	1.0%	13,307,712	1.2%	DDD.
Advance Magazine Group, Fairchild	750 Third Avenue & 485 Lexington	2014, 2017 & 2004	5-1,505		14,200,740		41.70	1.070	10,007,712	11270	
Publications	Avenue	2021	339,195		14.966.108	\$	44.12	1.1%	14,966,108	1.3%	
Ralph Lauren Corporation	625 Madison Avenue	2019	330,486		21,981,723	\$	66.51	1.6%	21,981,723	1.9%	A-
Harper Collins Publishers LLC	1350 Avenue of the Americas & 10 East 53rd Street	2014 & 2020	289,534		16.019.307	s	55.33	1.1%	10.401.355	0.9%	
C.B.S. Broadcasting, Inc.	555 West 57th Street	2023	282,385		10,761,937	\$	38.11	0.8%	10,761,937	0.9%	BBB
Schulte, Roth & Zabel LLP	919 Third Avenue	2021	263,186		16,159,835	\$	61.40	1.2%	8,241,516	0.7%	DDD
The Metropolitan Transportation Authority	333 West 34th Street & 420 Lexington Avenue	2016 & 2021	242.663		8,810,837	s	36.31	0.6%	8.810.837	0.8%	
New York Presbyterian Hospital	673 First Avenue	2021	232,772		10,452,722	s	44.91	0.7%	10,452,722	0.9%	
HF Management Services LLC	100 Church Street	2032	230,394		6,960,346	\$	30.21	0.5%	6,960,346	0.6%	
BMW of Manhattan	555 West 57th Street	2022	227,782		5,828,400	\$	25.59	0.4%	5,828,400	0.5%	
Stroock, Stroock & Lavan LLP	180 Maiden Lane	2023	223,434		9,964,354	\$	44.60	0.7%	4,974,205	0.4%	
The Travelers Indemnity Company	485 Lexington Avenue & 2 Jericho Plaza	2015 & 2016	213,456		10,827,225	\$	50.72	0.8%	9,757,683	0.9%	AA
The City University of New York - CUNY	555 West 57th Street & 16 Court Street	2013, 2015 & 2030	207,136		7,562,503	\$	36.51	0.5%	7,044,813	0.6%	
Amerada Hess Corp.	1185 Avenue of the Americas	2027	181,569		12,419,757	\$	68.40	0.9%	12,419,757	1.1%	BBB
Verizon	120 West 45th Street, 1100 King Street Bldg 1, 1 Landmark Square, 2 Landmark Square & 500 Summit Lake Drive	Various	179,482		8,044,080	\$	44.82	0.6%	8,044,080	0.7%	A-
United Nations	220 East 42nd Street	2014, 2017, 2021 & 2022	169,137		7,759,484	\$	45.88	0.6%	7,759,484	0.7%	
Fuji Color Processing Inc.	200 Summit Lake Drive	2019	165,880		3,777,924	\$	22.78	0.3%	3,777,924	0.3%	AA-
News America Incorporated	1185 Avenue of the Americas	2020	161,722		13,418,510	\$	82.97	1.0%	13,418,510	1.2%	BBB+
King & Spalding	1185 Avenue of the Americas	2025	159,943		9,802,433	\$	61.29	0.7%	9,802,433	0.9%	
New York Hospitals Center/Mount Sinai	625 Madison Avenue & 673 First Avenue	2016, 2021 & 2026	157,433		8,122,573	\$	51.59	0.6%	8,122,573	0.7%	
National Hockey League	1185 Avenue of the Americas	2022	148,217		12,230,307	\$	82.52	0.9%	12,230,307	1.1%	
Banque National De Paris	919 Third Avenue	2016	145,834		9,376,452	\$	64.30	0.7%	4,781,991	0.4%	
The Segal Company (Eastern States), Inc.	333 West 34th Street	2025	144,307	_	7,835,275	\$	54.30	0.6%	3,995,990	0.3%	
Total			13,133,632	\$	669,276,108(1)	\$	50.96	47.9%	\$ 514,801,884	45.0%	
Portfolio Grand Total			29,721,879	\$	1,397,686,943(1)	\$	47.03		\$ 1,145,272,419		

TENANT DIVERSIFICATION

Manhattan and Suburban Properties



Based on SLG Share of Base Rental Revenue



Leasing Activity - Manhattan Operating Properties

SL GREEN REALTY CORP.

Available Space

Activity	Building Address	5	# of Leases	Useable SF	Rentable SF	Escalated ntable SF (\$'s)(1)
Vacancy at 12/31/12				1,438,147		
Space which became available during the	Quarter (2):					
Office	lison Avenue		2	23,738	23,738	\$ 56.3
	st 42nd Street		10	10,499	10,674	\$ 56.3
	ast 42nd Street		10	2,293	2,293	\$ 48.0
	Vest 45th Street		1	41,464	42,867	\$ 94.3
	ast 42nd Street		1	2,495	2,753	\$ 51.0
	ark Avenue South		2	4,783	4,852	\$ 41.5
	Iadison Avenue		5	8,800	9,914	\$ 49.9
	exington Avenue		8	31,123	41,854	\$ 56.3
600 L	exington Avenue		2	21,094	19,616	\$ 63.8
625 M	Iadison Avenue		1	7,900	7,900	\$ 70.8
	hird Avenue		1	10,167	10,167	\$ 59.8
1350 .	Avenue of the Americas		3	17,051	17,123	\$ 61.9
		Total/Weighted Average	37	181,407	193,751	\$ 65.9
Retail						
220 E	ast 42nd Street		1	4,162	4,162	\$ 56.6
711 T	hird Avenue		1	9,000	10,388	\$ 38.5
		Total/Weighted Average	2	13,162	14,550	\$ 43.7
Storage						
	exington Avenue		2	332	348	\$ 25.0
	hird Avenue		1	728	728	\$ 25.0
		Total/Weighted Average	3	1,060	1,076	\$ 25.0
Total	Space which became available during the	2 Ouarter				
	Office		37	181,407	193,751	\$ 65.9
	Retail		2	13,162	14,550	\$ 43.7
	Storage		3	1,060	1,076	\$ 25.0
	· ·		42	195,629	209,377	\$ 64.1
Total	Available Space			1,633,776		

Leasing Activity - Manhattan Operating Properties

Leased Space



Activity	Building Address	# of Leases	Term (Yrs)	Useable SF	Rentable SF		New Cash Rent / Rentable SF(1)		Prev. Escalated Rent/ Rentable SF(2)	т	I / Rentable SF	Free Rent # of Months
	Dunuing Address	# 01 Leases	Term (11s)		Kentable 31	_	Kentable 31 (1)	_	Kenti Kentable 31 (2)		17 Kentable 31	# of Months
Available Space				1,633,776								
Office												
	1 Madison Avenue	1	7.7	38,773	36,823	\$	51.00	\$	54.73		45.00	5.8
	51 East 42nd Street	9	5.6	11,877	14,188	\$	42.03	\$	_	\$	3.12	0.9
	110 East 42nd Street	3	7.8	9,041	9,235	\$	49.86	\$	45.31	\$	61.67	3.7
	120 West 45th Street	2	2.2	17,390	18,677	\$	57.93	\$	94.39	\$	0.49	1.3
	125 Park Avenue	1	10.0	26,953	30,679	\$	53.00	\$	_	\$	108.00	6.0
	220 East 42nd Street	1	9.2	6,991	8,945	\$	40.00	\$	_	\$	82.51	8.0
	317 Madison Avenue	5	1.3	10,503	12,602	\$	39.14	\$		\$	2.01	
	420 Lexington Avenue	13	6.2	26,555	34,705	\$	44.83	\$	49.38	\$	42.77	1.7
	521 Fifth Avenue 609 Fifth Avenue	2	13.9 3.1	34,788 917	35,537 977	\$	47.18 72.00	\$	46.57	\$	59.60	9.1
	711 Third Avenue	1	5.0	4,740	4,727	\$	50.00	\$	_	\$	65.17	1.0 2.0
	800 Third Avenue	1	7.0	4,740	4,727	\$	57.00	\$		\$	25.00	4.0
		2	3.3	17,086				\$	E2 42		12.98	0.8
	1350 Avenue of the Americas	42	7.4	210,057	17,444 229,206	\$	69.80 50.25	\$	53.43 57.58	\$	46.29	4.2
	Total/Weighted Average	42	7.4	210,057	229,206	\$	50.25	5	57.58	\$	46.29	4.2
Retail												
	711 Third Avenue	1	20.5	15,000	17,921	\$	86.49	\$	78.18	\$	14.42	6.0
	Total/Weighted Average	1	20.5	15,000	17,921	\$	86.49	\$	78.18	\$	14.42	6.0
Storage												
	521 Fifth Avenue	1	2.3	239	239	\$	25.00	\$		\$		
	Total/Weighted Average	1	2.3	239	239	\$	25.00	\$	_	\$	_	
Leased Space												
Leaseu Space	Office (3)	42	7.4	210,057	229,206	\$	50.25	s	57.58	\$	46.29	4.2
	Retail	1	20.5	15,000	17,921	\$	86.49	S	78.18	\$	14.42	6.0
	Storage	1	2.3	239	239	\$	25.00	\$	-	\$	_	_
	Total	44	8.4	225,296	247,366	\$	52.85	\$	60.72	\$	43.94	4.3
Total Available Space a	as of 3/31/13			1,408,480								
Early Renewals												
Office	100 Park Avenue	1	6.3	40,542	43,294	\$	58.50	\$	43.26	\$	10.00	3.0
	100 Park Avenue 120 West 45th Street	1 1	6.3 10.0	40,542 9,711	43,294 10,093	\$	58.50 75.00	\$ \$	43.26 85.33	\$	10.00	_
		1 1 2										_
	120 West 45th Street		10.0	9,711	10,093	\$	75.00	\$	85.33	\$		_
	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue	2 5 1	10.0 1.6 3.2 10.3	9,711 76,868 6,390 10,595	10,093 81,047 8,620 11,232	\$ \$ \$	75.00 52.46 51.24 69.00	\$ \$ \$ \$	85.33 45.51 53.96 61.79	\$ \$ \$	2.85 20.00	
	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue	2 5 1 2	10.0 1.6 3.2 10.3 10.5	9,711 76,868 6,390 10,595 12,476	10,093 81,047 8,620 11,232 13,160	\$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50	\$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46	\$ \$ \$ \$		0.7 3.0 4.5
	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue	2 5 1 2	10.0 1.6 3.2 10.3 10.5 3.0	9,711 76,868 6,390 10,595 12,476 129,286	10,093 81,047 8,620 11,232 13,160 139,449	\$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81	\$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81	\$ \$ \$ \$ \$	2.85 20.00 20.00	0.7 3.0 4.5
	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue	2 5 1 2	10.0 1.6 3.2 10.3 10.5	9,711 76,868 6,390 10,595 12,476	10,093 81,047 8,620 11,232 13,160	\$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50	\$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46	\$ \$ \$ \$	2.85 20.00 20.00	
Office	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue	2 5 1 2	10.0 1.6 3.2 10.3 10.5 3.0	9,711 76,868 6,390 10,595 12,476 129,286	10,093 81,047 8,620 11,232 13,160 139,449	\$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81	\$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81	\$ \$ \$ \$ \$	2.85 20.00 20.00	0.7 3.0 4.5
	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue Total/Weighted Average	2 5 1 2 1 13	10.0 1.6 3.2 10.3 10.5 3.0 3.9	9,711 76,868 6,390 10,595 12,476 129,286 285,868	10,093 81,047 8,620 11,232 13,160 139,449 306,895	\$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39	\$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79	\$ \$ \$ \$ \$	2.85 20.00 20.00	0.7 3.0 4.5
Office	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue Total/Weighted Average	2 5 1 2 1 13	10.0 1.6 3.2 10.3 10.5 3.0 3.9	9,711 76,868 6,390 10,595 12,476 129,286 285,868	10,093 81,047 8,620 11,232 13,160 139,449 306,895	\$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39	\$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79	\$ \$ \$ \$ \$	2.85 20.00 20.00 	0.7 3.0 4.5 —
Office	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue Total/Weighted Average	2 5 1 2 1 13	10.0 1.6 3.2 10.3 10.5 3.0 3.9	9,711 76,868 6,390 10,595 12,476 129,286 285,868	10,093 81,047 8,620 11,232 13,160 139,449 306,895	\$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39	\$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79	\$ \$ \$ \$ \$	2.85 20.00 20.00	0.7 3.0 4.5
Office Retail	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue Total/Weighted Average 125 Park Avenue 750 Third Avenue	2 5 1 2 1 13	10.0 1.6 3.2 10.3 10.5 3.0 3.9	9,711 76,868 6,390 10,595 12,476 129,286 285,868	10,093 81,047 8,620 11,232 13,160 139,449 306,895	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39	\$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79	\$ \$ \$ \$ \$	2.85 20.00 20.00 	0.7 3.0 4.5 0.7
Office	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue Total/Weighted Average 125 Park Avenue 750 Third Avenue 750 Third Avenue	2 5 1 2 1 3 13	10.0 1.6 3.2 10.3 10.5 3.0 3.9 5.0 0.4 3.8	9,711 76,868 6,390 10,595 12,476 129,286 285,868 7,398 4,412 11,810	10,093 81,047 8,620 11,232 13,160 139,449 306,895 12,201 4,412 16,613	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39 184.48 61.00	\$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79 92.78 61.44 84.46	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2.85 20.00 20.00 — 3.08	0.7 3.0 4.5 0.7
Office Retail	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 750 Third Avenue Total/Weighted Average 125 Park Avenue 750 Third Avenue Total/Weighted Average	2 5 1 2 1 3 13	10.0 1.6 3.2 10.3 10.5 3.0 3.9 5.0 0.4 3.8	9,711 76,868 6,390 10,595 12,476 129,286 285,868 7,398 4,412 11,810	10,093 81,047 8,620 11,232 13,160 139,449 306,895 12,201 4,412 16,613	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39 184.48 61.00 151.69	\$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79 92.78 61.44 84.46	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2.85 20.00 20.00 — 3.08	0.7 3.0 4.5 — 0.7
Office Retail	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 750 Third Avenue	2 5 1 2 1 13 13 1 1 1 2 1 1 2 1 1 2 1 2 1 1 2 2 1 1 2 2 1 1 1 2 1 1 1 1 1 1 2 1 1 1 1 2 1	10.0 1.6 3.2 10.3 10.5 3.0 3.9 5.0 0.4 3.8	9,711 76,868 6,390 10,595 12,476 129,286 285,868 7,398 4,412 11,810	10,093 81,047 8,620 11,232 13,160 139,449 306,895 12,201 4,412 16,613	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39 184.48 61.00 151.69	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79 92.78 61.44 84.46	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2.85 20.00 20.00 — 3.08	0.7 3.0 4.5 0.7
Office Retail	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue Total/Weighted Average 125 Park Avenue 750 Third Avenue Total/Weighted Average 461 Fifth Avenue 521 Fifth Avenue 521 Fifth Avenue 750 Third Avenue	2 5 1 2 1 13 13 1 1 1 1 1 1 1 1	10.0 1.6 3.2 10.3 10.5 3.0 3.9 5.0 0.4 3.8 10.3 10.3 3.0 3.9	9,711 76,868 6,390 10,595 12,476 129,286 285,868 7,398 4,412 11,810 1,971 126 2,093	10,093 81,047 8,620 11,232 13,160 139,449 306,895 12,201 4,412 16,613	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39 184.48 61.00 151.69	\$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79 92.78 61.44 84.46 21.43 20.00 29.50	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2.85 20.00 20.00 — 3.08	0.7 3.0 4.5 ———————————————————————————————————
Office Retail Storage	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 750 Third Avenue	2 5 1 2 1 13 13 1 1 1 2 1 1 2 1 1 2 1 2 1 1 2 2 1 1 2 2 1 1 1 2 1 1 1 1 1 1 2 1 1 1 1 2 1	10.0 1.6 3.2 10.3 10.5 3.0 3.9 5.0 0.4 3.8	9,711 76,868 6,390 10,595 12,476 129,286 285,868 7,398 4,412 11,810	10,093 81,047 8,620 11,232 13,160 139,449 306,895 12,201 4,412 16,613	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39 184.48 61.00 151.69	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79 92.78 61.44 84.46	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2.85 20.00 20.00 — 3.08	0.7 3.0 4.5 ———————————————————————————————————
Office Retail	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 750 Third Avenue	2 5 1 2 1 13 3 1 1 1 1 1 1 3 3	10.0 1.6 3.2 10.3 10.5 3.0 3.9 5.0 0.4 3.8 10.3 10.3 10.3 7.2	9,711 76,868 6,390 10,595 12,476 129,286 285,868 7,398 4,412 11,810 1,971 1,26 2,093 4,190	10,093 81,047 8,620 11,232 13,160 139,449 306,895 12,201 4,412 16,613 2,699 126 2,093 4,918	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39 184.48 61.00 151.69 25.00 29.50 26.92	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79 92.78 61.44 84.46 21.43 20.00 29.50 24.83	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2.85 20.00 20.00 — 3.08	0.7 3.0 4.5 ———————————————————————————————————
Office Retail Storage	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue 521 Fifth Avenue 521 Fifth Avenue 750 Third Avenue	2 5 1 2 1 13 13 13 14 1 1 1 1 3 3 13 13 13	10.0 1.6 3.2 10.3 10.5 3.0 3.9 5.0 0.4 3.8 10.3 10.3 3.0 7.2	9,711 76,868 6,390 10,595 12,476 129,286 285,868 7,398 4,412 11,810 1,971 1,26 2,093 4,190 285,868	10,093 81,047 8,620 11,232 13,160 139,449 306,895 12,201 4,412 16,613 2,699 126 2,093 4,918	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39 184.48 61.00 151.69 25.00 29.50 26.92	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79 92.78 61.44 84.46 21.43 20.00 29.50 24.83	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2.85 20.00 20.00 — 3.08	0.7 3.0 4.5
Office Retail Storage	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue	2 5 1 2 1 3 13 13 13 2 2	10.0 1.6 3.2 10.3 10.5 3.0 3.9 5.0 0.4 3.8 10.3 10.3 3.0 7.2	9,711 76,868 6,390 10,595 12,476 129,286 285,868 7,398 4,412 11,810 1,971 126 2,093 4,190 285,868 11,810	10,093 81,047 8,620 11,232 13,160 139,449 306,895 12,201 4,412 16,613 2,699 126 2,093 4,918	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39 184.48 61.00 25.00 29.50 26.92 58.39 151.69	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79 92.78 61.44 84.46 21.43 20.00 29.50 24.83	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2.85 20.00 20.00 — 3.08	0.7 3.0 4.5 - 0.7
Office Retail Storage	120 West 45th Street 220 East 42nd Street 420 Lexington Avenue 461 Fifth Avenue 521 Fifth Avenue 750 Third Avenue 521 Fifth Avenue 521 Fifth Avenue 750 Third Avenue	2 5 1 2 1 13 13 13 14 1 1 1 1 3 3 13 13 13	10.0 1.6 3.2 10.3 10.5 3.0 3.9 5.0 0.4 3.8 10.3 10.3 3.0 7.2	9,711 76,868 6,390 10,595 12,476 129,286 285,868 7,398 4,412 11,810 1,971 1,26 2,093 4,190 285,868	10,093 81,047 8,620 11,232 13,160 139,449 306,895 12,201 4,412 16,613 2,699 126 2,093 4,918	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	75.00 52.46 51.24 69.00 62.50 59.81 58.39 184.48 61.00 151.69 25.00 29.50 26.92	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	85.33 45.51 53.96 61.79 44.46 59.81 53.79 92.78 61.44 84.46 21.43 20.00 29.50 24.83	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2.85 20.00 20.00 — 3.08	

(1) Annual initial base rent.
(2) Escalated rent is calculated as total annual income less electric charges.
(3) Average starting office rent excluding new tenants replacing vacancies is \$52.96/rsf for 99.460 rentable SF.

Average starting office rent for office space (leased and early renewals, excluding new tenants replacing vacancies) is \$57.06/rsf for 406,355 rentable SF.

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Leasing Activity - Suburban Operating Properties





Activity	Building Address	# of Leases	Useable SF	Rentable SF	Escalated Rent/Rentable SF (\$'s)(1)
Vacancy at 12/31/12			1,106,957		
Space which became available durin Office	ng the Quarter (2):				
	520 White Plains Road 115-117 Stevens Avenue	1 3	2,376 27,502	2,376 27,502	\$ 29.63 \$ 26.63
	200 Summit Lake Drive 140 Grand Street	1 5	51,296 21,900	51,296 21,900	\$ 29.90 \$ 38.39
	360 Hamilton Avenue 1 Landmark Square 2 Landmark Square	3 4 1	31,712 9,153 1,108	31,712 9,153 1,108	\$ 39.78 \$ 35.20 \$ 33.42
	300 Main Street 1010 Washington Boulevard	3	10,378 642	10,378 642	\$ 20.71 \$ 25.00
	The Meadows	2	3,917	3,917	\$ 30.57

	16 Court Street	<u>5</u>	7,679	7,701	\$	37.07
	Total/Weighted Average	29	167,663	167,685	\$	32.41
	ŭ					
Retail						
	16 Court Street	1	679	679	\$	299.25
	Total/Weighted Average	1	679	679	\$	299.25
					Ť	
Storage						
3	115-117 Stevens Avenue	1	600	600	\$	10.00
	200 Summit Lake Drive	1	2,000	2,000	\$	9.00
	360 Hamilton Avenue	2	551	551	\$	11.80
	Total/Weighted Average	4	3,151	3,151	\$	9.68
			-, -	-, -		
	Total Space which became available during the Quar	ter				
	Office	29	167,663	167,685	\$	32.41
	Retail	1	679	679	\$	299,25
	Storage	4	3,151	3,151		\$9.68
	<u> </u>	34	171,493	171,515	\$	33.05
		•	2. 2,	,	Ť	
	Total Available Space		1,278,450			
	*		, -,			

Leasing Activity - Suburban Operating Properties

Leased Space



Activity	Building Address	# of Leases	Term (Yrs)	Useable SF	Rentable SF		lew Cash Rent / Rentable SF(1)	_ P	Prev. Escalated Rent/ Rentable SF(2)	TI / Rentable SF	Free Rent # of Months
Available Space				1,278,450							
Office											
Office	1100 King Street - 5 Int'l Drive	1	3.1	644	644	\$	26.00	\$	_	\$ 33.56	1.0
	1100 King Street - 6 Int'l Drive	1	5.3	15,148	15,148	\$	23.50	\$	_	\$ 31.00	3.0
	520 White Plains Road	1	10.8	7,581	7,581	\$	22.50	\$	_	\$ 36.11	9.0
	115-117 Stevens Avenue	1	8.3	1,154	1,144	\$	18.85	\$	_	\$ 6.28	4.0
	500 Summit Lake Drive	1	6.8	28,823	29,756	\$	24.50	\$	_	\$ 20.00	_
	140 Grand Street	2	5.5	14,400	14,400	\$	35.18	\$	35.18	\$ 4.40	_
	360 Hamilton Avenue	2	5.4	10,333	10,333	\$	34.01	\$	37.19	\$ 10.45	4.0
	1 Landmark Square	1	0.5	3,250	3,450	\$	22.88	\$	22.88	\$ —	_
	2 Landmark Square	1	1.0	1,108	1,108	\$	33.42	\$		\$ —	_
	3 Landmark Square	2	2.6	7,431	7,431	\$	32.06	\$	_	\$ 19.81	3.1
	4 Landmark Square	1	1.5	1,165	1,165	\$	35.00	\$		\$ —	_
	300 Main Street	1	7.8	4,063	4,063	\$	23.00	\$	_	\$ 30.00	6.0
	680 Washington Boulevard	1	3.0	2,458	2,458	\$	44.00	\$		\$ 48.24	_
	1010 Washington Boulevard	1	1.0	642	642	\$	25.00	\$	25.00	\$	_
	The Meadows	1	3.0	1,921	1,921	\$	26.50	\$	29.44	\$ 3.00	_
	16 Court Street	4	4.1	9,220	11,344	\$	33.61	\$	35.43	\$ 12.31	1.0
	Total/Weighted Average	22	5.6	109,341	112,588	\$	28.39	\$	34.12	\$ 18.40	1.9
Retail	16.6		12.0	CHO	010	•	450.00	Φ.	240.40	•	F.0
	16 Court Street		13.0	679	818	\$	150.00	\$	248.40	<u> </u>	5.0
	Total/Weighted Average	1	13.0	679	818	\$	150.00	\$	248.40	<u>s</u> —	5.0
0.											
Storage	200 0 1.1 1 12 1		6.0	2,000	2.000	Φ.	44.00	•	9.00	•	_
	200 Summit Lake Drive	2	6.3 6.3	2,000 551	2,000 551	\$ \$	11.00	\$	9.00	\$ — \$ —	
	360 Hamilton Avenue 1 Landmark Square	2	8.3	200	775	\$	14.55 12.00	\$	11.00	\$ —	_
										<u>s</u> =	
	Total/Weighted Average	4	6.7	2,751	3,326	\$	11.82	\$	9.60	5 –	
Leased Space											
Leaseu Space	Office (3)	22	5.6	109,341	112,588	\$	28.39	\$	34.12	\$ 18.40	1.9
	Retail	1	13.0	679	818	\$	150.00	\$	248.40	\$ -	5.0
	Storage	4	6.7	2,751	3,326	\$	11.82	\$	9.60	• _	_
	Total	27	5.6	112,771	116,732	\$	28.77	\$	36.87	\$ 17.75	1.9
	Total		3.0	112,771	110,732	φ	20.77	φ	30.07	J 17.73	1.5
Total Available Space a	e of 3/21/12			1,165,679							
Total Available Space a	S 01 3/31/13			1,103,079							
Early Renewals											
Office											
Spice	1100 King Street - 1 Int'l Drive	1	2.0	4,181	4,181	\$	26.25	\$	24.00	\$ 5.15	_
	1100 King Street - 4 Int'l Drive	2	4.7	10,432	10,642	\$	26.10	\$	33.67	\$ 21.34	5.9
	200 Summit Lake Drive	1	9.8	31,687	31,687	\$	30.50	\$	27.54	\$ 5.00	3.0
	140 Grand Street	2	10.0	16,494	16,494	\$	45.81	\$	44.56	\$ 7.00	_
	300 Main Street	1	3.3	4,354	4,354	\$	27.71	\$	28.09	\$ 13.74	_
	750 Washington Boulevard	1	10.5	5,688	5,688	\$	43.00	\$	49.52	\$ 40.00	6.0
	The Meadows	2	8.7	15,358	15,358	\$	25.50	\$	22.76	\$ 31.89	8.0
	Jericho Plaza	1	10.0	21,334	21,334	\$	31.50	\$	33.00	\$ 24.54	8.0
	16 Court Street	1	5.0	2,200	2,746	\$	33.76	\$	38.75	\$ 7.48	1.0
	Total/Weighted Average	12	8.6	111,728	112,484	\$	32.28	\$	32.27	\$ 16.39	4.3
	3										
Storage											
	200 Summit Lake Drive	1	9.8	740	940	\$	12.00		11.00	\$ —	_
	Total/Weighted Average	1	9.8	740	940	\$	12.00	\$	11.00	<u>s</u> —	
Renewals											
	Early Renewals Office	12	0.0	111 720	112,484	rt.	32.28	4	32.27	\$ 16.39	4.3
		12	8.6	111,728		\$		\$		\$ 10.39	4.3
	Early Renewals Office Early Renewals Storage	12 13	9.8 8.6	740 112,468	940 113,424	\$	32.28 12.00 32.11	\$	32.27 11.00 32.10	\$ — \$ 16.26	4.3

Escalated rent is calculated as total annual income less electric charges.
 Includes expiring space, relocating tenants and move-outs where tenants vacated. Excludes lease expirations where tenants heldover.

Annual initial base rent.
Escalated Rent is calculated as total annual income less electric charges.
Average starting office rent excluding new tenants replacing vacancies is \$33.21/rsf for 37,613 rentable SF.
Average starting office rent for office space (leased and early renewals, excluding new tenants replacing vacancies) is \$32.51/rsf for 150,097 rentable SF.



	Consolidated Properties								Joint V	enture Properties			
Year of Lease Expiration	Number of Expiring Leases (2)	Rentable Square Footage of Expiring Leases	Percentage of Total Sq. Ft.	Annualized Cash Rent of Expiring Leases	Annualized Cash Rent Per Square Foot of Expiring Leases \$/psf (3)	Currer Weight Averag Asking F \$/psf (5	ed ge Rent	Number of Expiring Leases (2)	Rentable Square Footage of Expiring Leases	Percentage of Total Sq. Ft.	Annualized Cash Rent of Expiring Leases	Annualized Cash Rent Per Square Foot of Expiring Leases \$/psf (3)	Current Weighted Average Asking Rent \$/psf (5)
In 1st Ouarter 2013 (1)	10	57,390	0.33%	\$ 3.243.963 \$	56.52	\$	64.00	3	15.618	0.27%	\$ 771,216	S 49.38	\$ 56.28
In 2nd Quarter 2013	36	222,160	1.27%	\$ 16,484,237 \$	74.20	\$	83.93	1	6,580	0.12%	\$ 533,580	\$ 81.09	\$ 55.00
In 3rd Quarter 2013	36	201,411	1.15%	\$ 11,190,654 \$	55.56	\$	62.48	3	9,309	0.16%	\$ 445,944	\$ 47.90	\$ 54.68
In 4th Quarter 2013	34	319,165	1.82%	\$ 18,981,443 \$	59.47	\$	66.66	2	7,105	0.12%	\$ 486,960	\$ 68.54	\$ 64.51
Total 2013	116	800,126	4.56%	\$ 49,900,296 \$	62.37	\$	70.21	9	38,612	0.68%	\$ 2,237,700	\$ 57.95	\$ 57.19
1st Quarter 2014	34	285.160	1.63%	\$ 16.970.892 \$	59.51	s	69.08	12	60.327	1.06%	\$ 3,760,332	s 62.33	\$ 65.12
2nd Quarter 2014	29	1.126.297	6.42%				51.80	7	263,182	4.61%			
3rd Quarter 2014	28	99,803		\$ 6,416,964 \$			69.83	6	89,955	1.58%			
4th Quarter 2014	30	188,620	1.08%	\$ 13,550,157 \$	71.84		44.72	i	20,010	0.35%	\$ 992,460	\$ 49.60	
						-	_						
Total 2014	121	1,699,880	9.69%	\$ 94,457,241 \$	55.57	\$	66.07	26	433,474	7.59%	\$ 22,664,662	\$ 52.29	\$ 64.80
2015	130	781,953	4.46%				56.51	26	226,078	3.96%			
2016	95	1,212,065	6.91%		56.82	\$	70.02	20	192,438	3.37%			
2017	114	1,860,781	10.61%				58.31	14	179,547	3.15%			
2018	45	678,375		\$ 49,847,367 \$			90.31	22	473,923	8.30%			
2019	25	741,129	4.23%	\$ 45,477,576 \$			61.94	5	144,238	2.53%			
2020 2021	40 45	2,272,754 2,225,315	12.96% 12.69%	\$ 131,429,208 \$ \$ 116,577,607 \$			66.60 56.89	12	275,975 127.019	4.83% 2.23%			
2021 2022	45 31	2,225,315 775,534	12.69%	\$ 116,5/7,607 \$ \$ 45.033,817 \$			75.35	12	200,493	2.23% 3.51%		\$ 45.86 \$ 55.81	\$ 60.23 \$ 63.74
Z022 Thereafter	67	4,488,541	25.60%	\$ 235,983,014 \$	52.57		62.50	18	781,974	13.70%	\$ 47,721,689	\$ 61.03	\$ 64.27
Thereafter	920	17,536,453	100.00%	\$ 980,042,659 \$	55.89		64.45	171	3,073,771	53.85%	\$ 176,211,028	\$ 57.33	\$ 63.62
	829	17,330,433	100.00%	\$ 500,042,039 \$	33.09	2	04.43	1/1	3,0/3,//1	33.83%	3 1/0,211,020	3 37.33	g 03.02
							(4)	1	2,634,670	46.15%	\$ 109.811.160		
							(4)	173					
								172	5,708,441	100.00%	\$ 286,022,188		

ANNUAL LEASE EXPIRATIONS - Suburban Operating Properties



			Consolida	ted Properties			Joint Venture Properties					
Year of Lease Expiration	Number of Expiring Leases (2)	Rentable Square Footage of Expiring Leases	Percentage of Total Sq. Ft.	Annualized Cash Rent of Expiring Leases	Annualized Cash Rent Per Square Foot of Expiring Leases \$/psf (3)	Current Weighted Average Asking Rent \$/psf (4)	Number of Expiring Leases (2)	Rentable Square Footage of Expiring Leases	Percentage of Total Sq. Ft.	Annualized Cash Rent of Expiring Leases	Annualized Cash Rent Per Square Foot of Expiring Leases \$/psf (3)	Current Weighted Average Asking Rent \$/psf (4)
In 1st Quarter 2013 (1)	15	78,028	2.69% \$	1,100,184	\$ 14.10	\$ 14.94	5	78,787	6.32% \$	2,372,208	\$ 30.11	\$ 30.23
In 2nd Quarter 2013	13	52,498	1.81% S	1,710,230	\$ 32.58	\$ 31.30	8	41.938	3.37% \$		\$ 30.36	\$ 27.91
In 3rd Quarter 2013	11	76,498	2.64% \$		\$ 34.16	\$ 33.53	4	53,316	4.28% \$	1,639,752	\$ 30.76	\$ 32.60
In 4th Quarter 2013	6	41,610	1.43% \$	1,476,696	\$ 35.49	\$ 40.23	6	16,183	1.30% \$	532,260	\$ 32.89	\$ 29.11
Total 2013	45	248,634	8.57% \$	6,900,290	\$ 27.75	\$ 28.35	23	190,224	15.27% \$	5,817,552	\$ 30.58	\$ 30.29
1st Quarter 2014	10	65,099	2.24% \$		\$ 33.25		10	66,080	5.30% \$			\$ 27.88
2nd Quarter 2014	6	12,565	0.43% \$		\$ 31.77	\$ 32.70	7	31,442	2.52% \$		\$ 36.28	\$ 34.31
3rd Quarter 2014	7	37,594	1.30% \$		\$ 33.85	\$ 32.94	5	51,912	4.17% \$		\$ 36.85	\$ 33.43
4th Quarter 2014	10	66,352	2.29% \$	2,411,808	\$ 36.35	\$ 35.70	8	125,945	10.11% \$	4,949,112	\$ 39.30	\$ 35.33
Total 2014	33	181,610	6.26% \$	6,248,244	\$ 34.40	\$ 32.33	30	275,379	22.11% \$	10,042,116	\$ 36.47	\$ 33.07
2015	45	297,400	10.25% \$		\$ 30.78		27	174,511	14.01% \$			
2016	49	608,588	20.97% \$	19,626,911	\$ 32.25	\$ 33.87	13	80,043	6.43% \$		\$ 31.29	\$ 29.95
2017	28	134,535	4.64% \$		\$ 34.10		17	124,946	10.03% \$		\$ 40.01	\$ 38.43
2018	28	258,642	8.91% \$	8,643,758	\$ 33.42		9	92,299	7.41% \$			\$ 33.74
2019	17	527,936	18.20% \$		\$ 27.03	\$ 28.00	6	52,455	4.21% \$		\$ 34.67	\$ 32.78
2020	14	252,129	8.69% \$	7,653,144	\$ 30.35	\$ 33.47	7	52,759	4.24% \$			\$ 35.19
2021	9	143,426	4.94% \$		\$ 24.91	\$ 27.45	6	94,661	7.60% \$		\$ 34.22	
2022	6	43,764	1.51% \$		\$ 31.04	\$ 31.42	3	5,388	0.43% \$		\$ 29.86	\$ 35.00
Thereafter	16	204,867	7.06% \$		\$ 33.00	\$ 35.12	5	103,005	8.27% \$		\$ 35.41	\$ 32.51
	290	2,901,531	100.00% \$	88,777,200	\$ 30.60	\$ 31.80	146	1,245,670	100.00% \$	42,844,896	\$ 34.40	\$ 33.10

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SUMMARY OF REAL ESTATE ACQUISITION ACTIVITY POST 1997 - Manhattan



					% Leas		Acquisition
	Property	Type of Ownership	Submarket	Net Rentable SF	at acquisition	3/31/2013	Price (\$'s) (1)
1998 Acquisitions				-			
Mar-98	420 Lexington Avenue	Operating Sublease	Grand Central	1,188,000	83.0	92.1 \$	78,000,000
May-98	711 3rd Avenue	Operating Sublease	Grand Central	524,000	79.0	88.4 \$	65,600,000
Jun-98	440 9th Avenue	Fee Interest	Penn Station	339,000	76.0	N/A \$	32,000,000
				2,051,000		\$	5 175,600,000
1999 Acquisitions							
Jan-99	420 Lexington Leasehold	Sub-leasehold	Grand Central	_	_	— \$	27,300,000
Jan-99	555 West 57th Street - 65% JV	Fee Interest	Midtown West	941,000	100.0	99.2 \$	66,700,000
Aug-99	1250 Broadway - 50% JV	Fee Interest	Penn Station	670,000	96.5	N/A \$	93,000,000
Nov-99	555 West 57th Street - remaining 35%	Fee Interest	Midtown West	_		99.2	34,100,000
				1,611,000		5	221,100,000
2000 Acquisitions							
Feb-00	100 Park Avenue - 50% JV	Fee Interest	Grand Central	834,000	96.5	94.6	192,000,000
				834,000		9	192,000,000
2001 Acquisitions				,,,,,			, ,
Jun-01	317 Madison Avenue	Fee Interest	Grand Central	450,000	95.0	81.7	105,600,000
Acquisition of JV Interest							

⁽¹⁾ Includes month to month holdover tenants that expired prior to 3/31/13.
(2) Tenants may have multiple leases.
(3) Represents in place annualized rent allocated by year of maturity.
(4) Citigroup's net lease at 388-390 Greenwich Street which expires in 2020, current net rent is \$41.68/psf with annual CPI escalation.
(5) Management's estimate of average asking rents for currently occupied space as of March 31, 2013. Taking rents are typically lower than asking rents and may vary from property to property.

⁽¹⁾ Includes month to month holdover tenants that expired prior to 3/31/13.
(2) Tenants may have multiple leases.
(3) Represents in place annualized rent allocated by year of maturity.
(4) Management's estimate of average asking rents for currently occupied space as of March 31, 2013. Taking rents are typically lower than asking rents and may vary from property to property.

Sej	p-01	1250 Broadway - 49.9% JV (2)	Fee Interest	Penn Station	670,000	97.7	N/A \$	126,500,000
					1,120,000		\$	232,100,000
2002 Acquisitio								
Ma	y-02	1515 Broadway - 55% JV	Fee Interest	Times Square	1,750,000	98.0	100.0 \$	483,500,000
					1,750,000		\$	483,500,000
2003 Acquisitio								
	b-03	220 East 42nd Street	Fee Interest	Grand Central	1,135,000	91.9	94.9 \$	265,000,000
	ir-03	125 Broad Street	Fee Interest	Downtown	525,000	100.0	N/A \$	92,000,000
	t-03	461 Fifth Avenue	Leasehold Interest	Midtown	200,000	93.9	99.4 \$	60,900,000
De	c-03	1221 Avenue of the Americas - 45% JV	Fee Interest	Rockefeller Center	2,550,000	98.8	N/A \$	1,000,000,000
					4,410,000		\$	1,417,900,000
2004 Acquisitio								
	r-04	19 West 44th Street - 35% JV	Fee Interest	Midtown	292,000	86.0	N/A \$	67,000,000
	1-04	750 Third Avenue	Fee Interest	Grand Central	779,000	100.0	96.1 \$	255,000,000
	1-04	485 Lexington Avenue - 30% JV	Fee Interest	Grand Central	921,000	100.0	100.0 \$	225,000,000
Oc	t-04	625 Madison Avenue	Leasehold Interest	Plaza District	563,000	68.0	93.1 \$	231,500,000
					2,555,000		\$	778,500,000
2005 Acquisitio								
	b-05	28 West 44th Street	Fee Interest	Midtown	359,000	87.0	N/A \$	105,000,000
	r-05	1 Madison Avenue - 55% JV	Fee Interest	Park Avenue South	1,177,000	96.0	100.0 \$	803,000,000
	r-05	5 Madison Avenue Clock Tower	Fee Interest	Park Avenue South	267,000	N/A	N/A \$	115,000,000
Jur	n-05	19 West 44th Street - remaining 65%	Fee Interest	Midtown			N/A \$	91,200,000
					1,803,000		\$	1,114,200,000
2006 Acquisitio								
	ır-06	521 Fifth Avenue	Leasehold Interest	Midtown	460,000	97.0	92.8 \$	210,000,000
	n-06	609 Fifth Avenue	Fee Interest	Midtown	160,000	98.5	85.8 \$	182,000,000
	c-06	485 Lexington Avenue - remaining 70%	Fee Interest	Grand Central	_		100.0 \$	578,000,000
De	c-06	800 Third Avenue - 42.95% JV	Fee Interest	Grand Central North	526,000	96.9	87.9 \$	285,000,000
					1,273,400		\$	1,520,000,000
2007 Acquisitio	n							
			Fee Interests / Leaseho					
	n-07	Reckson - NYC Portfolio	Interest	Various	5,612,000	98.3	93.2 \$	3,679,530,000
	r-07	331 Madison Avenue	Fee Interest	Grand Central	114,900	97.6	84.2 \$	73,000,000
	r-07	1745 Broadway - 32.3% JV	Fee Interest	Midtown	674,000	100.0	100.0 \$	520,000,000
	n-07	333 West 34th Street	Fee Interest	Penn Station	345,400	100.0	100.0 \$	183,000,000
	g-07	1 Madison Avenue - remaining 45%	Fee Interest	Park Avenue South	1,177,000	99.8	100.0 \$	1,000,000,000
De	c-07	388 & 390 Greenwich Street - 50.6% JV	Fee Interest	Downtown	2,635,000	100.0	100.0 \$	1,575,000,000
					10,558,300		\$	7,030,530,000
2010 Acquisitio								
	n-10	100 Church Street	Fee Interest	Downtown	1,047,500	41.3	81.8 \$	181,600,000
	y-10	600 Lexington Avenue - 55% JV	Fee Interest	East Side	303,515	93.6	66.7 \$	193,000,000
Au	g-10	125 Park Avenue	Fee Interest	Grand Central	604,245	99.1	77.6 \$	330,000,000
					1,955,260		\$	704,600,000
2011 Acquisition	n							
	n-11	521 Fifth Avenue - remaining 49.9%	Leasehold Interest	Midtown	460,000	80.7	92.8 \$	245,700,000
	r-11	1515 Broadway - remaining 45%	Fee Interest	Times Square	1,750,000	98.5	100.0 \$	1,210,000,000
Ma	y-11	110 East 42nd Street	Fee Interest	Grand Central	205,000	72.6	84.9 \$	85,570,000
Ma	y-11	280 Park Avenue - 49.5% JV	Fee Interest	Park Avenue	1,219,158	78.2	54.9 \$	1,110,000,000
	v-11	180 Maiden Lane - 49.9% JV	Fee Interest	Financial East	1,090,000	97.7	97.7 \$	425,680,000
No	v-11	51 East 42nd Street	Fee Interest	Grand Central	142,000	95.5	86.9 \$	80,000,000
					4,866,158		\$	3,156,950,000
2012 Acquisitio	n							
Fel	b-12	10 East 53rd Street - 55% JV	Fee Interest	Plaza District	354,300	91.9	90.0 \$	252,500,000
Jur	n-12	304 Park Avenue South	Fee Interest	Midtown South	215,000	95.8	93.6 \$	135,000,000
Ser	p-12	641 Sixth Avenue	Fee Interest	Midtown South	163,000	92.1	92.1 \$	90,000,000
	c-12	315 West 36th Street - 35.5% JV	Fee Interest	Times Square South	147,619	99.2	99.2 \$	46,000,000
				•	879,919		\$	523,500,000

(1) Acquisition price represents purchase price for consolidated acquisitions and purchase price or imputed value for joint venture properties. (2) Ownership interest from November 2001 - May 2008 was 55%. (From 9/1/01-10/31/01 the Company owned 99.8% of this property.)

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SUMMARY OF REAL ESTATE SALES ACTIVITY POST 1999 -Manhattan



	Property	Type of Ownership	Submarket	Net Rentable SF	Sales Price (\$'s)	Sales Price (\$'s/SF)
2000 Sales						
Feb-00	29 West 35th Street	Fee Interest	Penn Station	78,000	\$ 11,700,000	\$ 150
Mar-00	36 West 44th Street	Fee Interest	Grand Central	178,000	\$ 31,500,000	\$ 177
May-00	321 West 44th Street - 35% JV	Fee Interest	Times Square		\$ 28,400,000	\$ 140
Nov-00	90 Broad Street	Fee Interest	Financial	339,000	\$ 60,000,000	\$ 177
Dec-00	17 Battery South	Fee Interest	Financial	392,000	\$ 53,000,000	\$ 135
				1,190,000	\$ 184,600,000	\$ 156
2001 Sales						
Jan-01	633 Third Ave	Fee Interest	Grand Central North	40,623	\$ 13,250,000	\$ 326
May-01	1 Park Ave - 45% JV	Fee Interest	Grand Central South	913,000	\$ 233,900,000	\$ 256
Jun-01	1412 Broadway	Fee Interest	Times Square South	389,000	\$ 90,700,000	\$ 233
Jul-01	110 East 42nd Street	Fee Interest	Grand Central	69,700	\$ 14,500,000	\$ 208
Sep-01	1250 Broadway (1)	Fee Interest	Penn Station		\$ 126,500,000	\$ 189
•	* * /			2,082,323	\$ 478,850,000	\$ 242
2002 Sales				_,,	,,	
Jun-02	469 Seventh Avenue	Fee Interest	Penn Station	253,000	\$ 53,100,000	\$ 210
					\$ 53,100,000	\$ 210
2003 Sales				253,000	\$ 33,100,000	Ψ =10
Mar-03	50 West 23rd Street	Fee Interest	Chelsea	333.000	\$ 66,000,000	\$ 198
Jul-03	1370 Broadway	Fee Interest	Times Square South		\$ 58,500,000	\$ 229
Dec-03	321 West 44th Street	Fee Interest	Times Square		\$ 35,000,000	\$ 172
200	SEI West This Street	Tee merest	Times oquare		\$ 159,500,000	\$ 202
2004 Sales				751,000	133,300,000	\$ 202
May-04	1 Park Avenue (2)	Fee Interest	Grand Central South	913,000	\$ 318,500,000	\$ 349
Oct-04	17 Battery Place North	Fee Interest	Financial		\$ 70,000,000	\$ 167
Nov-04	1466 Broadway	Fee Interest	Times Square		\$ 160,000,000	\$ 554
1107 04	1400 Blodaway	i ce interest	Times square		\$ 548,500,000	\$ 338
2005 Sales				1,021,000	340,300,000	\$ 330
Apr-05	1414 Avenue of the Americas	Fee Interest	Plaza District	111,000	\$ 60,500,000	\$ 545
Aug-05	180 Madison Avenue	Fee Interest	Grand Central		\$ 92,700,000	\$ 350
71ug-03	100 Madison Avenue	i ce interest	Grand Central		\$ 153,200,000	\$ 407
2006 Sales				370,000	\$ 155,200,000	\$ 407
Jul-06	286 & 290 Madison Avenue	Fee Interest	Grand Central	149.000	\$ 63,000,000	\$ 423
Aug-06	1140 Avenue of the Americas	Leasehold Interest	Rockefeller Center		\$ 97,500,000	\$ 510
Dec-06	521 Fifth Avenue (3)	Leasehold Interest	Midtown		\$ 240,000,000	\$ 522
Dec-00	521 Filtii Aveilue (5)	Leasenoid interest	Midtowii		\$ 400,500,000	\$ 501
2007 Sales				800,000	\$ 400,500,000	\$ 501
	1 Park Avenue	For Interest	Grand Central South	913,000	¢	\$ 602
Mar-07		Fee Interest			\$ 550,000,000	
Mar-07	70 West 36th Street	Fee Interest	Garment		\$ 61,500,000	\$ 407
Jun-07	110 East 42nd Street	Fee Interest	Grand Central North	181,000	\$ 111,500,000	\$ 616

Jun-07	125 Broad Street	Fee Interest	Downtown	525,000	\$ 273,000,000	\$ 520
Jun-07	5 Madison Clock Tower	Fee Interest	Park Avenue South	267,000	\$ 200,000,000	\$ 749
Jul-07	292 Madison Avenue	Fee Interest	Grand Central South	187,000	\$ 140,000,000	\$ 749
Jul-07	1372 Broadway (4)	Fee Interest	Penn Station/Garment	508,000	\$ 335,000,000	\$ 659
Nov-07	470 Park Avenue South	Fee Interest	Park Avenue South/Flatiron	260,000	\$ 157,000,000	\$ 604
				2,992,000	\$ 1,828,000,000	\$ 611
2008 Sales						
Jan-08	440 Ninth Avenue	Fee Interest	Penn Station	339,000	\$ 160,000,000	\$ 472
May-08	1250 Broadway	Fee Interest	Penn Station	670,000	\$ 310,000,000	\$ 463
Oct-08	1372 Broadway (5)	Fee Interest	Penn Station/Garment	508,000	\$ 274,000,000	\$ 539
				1,517,000	\$ 744,000,000	\$ 490
2010 Sales						
May-10	1221 Avenue of the Americas (6)	Fee Interest	Rockefeller Center	2,550,000	\$ 1,280,000,000	\$ 502
Sep-10	19 West 44th Street	Fee Interest	Midtown	292,000	\$ 123,150,000	\$ 422
•				2,842,000	\$ 1,403,150,000	\$ 494
2011 Sales				· ·		
May-11	28 West 44th Street	Fee Interest	Midtown	359,000	\$ 161,000,000	\$ 448

SUMMARY OF REAL ESTATE ACQUISITION ACTIVITY POST 1997 - Suburban



					_	% Leased		Acquisition
		Property	Type of Ownership	Submarket	Net Rentable SF	at acquisition	3/31/2013	Price (\$'s) (1)
2007	Acquisition			· ·				
	Jan-07	300 Main Street	Fee Interest	Stamford, Connecticut	130,000	92.5	81.5 \$	15,000,000
	Jan-07	399 Knollwood Road	Fee Interest	White Plains, Westchester	145,000	96.6	N/A \$	31,600,000
	Jan-07	Reckson - Connecticut Portfolio	Fee Interests / Leasehold Interest	Stamford, Connecticut	1,369,800	88.9	82.7 \$	490,750,000
	Jan-07	Reckson - Westchester Portfolio	Fee Interests / Leasehold Interest	Westchester	2,346,100	90.6	76.6 \$, ,
	Apr-07	Jericho Plazas - 20.26% JV	Fee Interest	Jericho, New York	640,000	98.4	89.6 \$	210,000,000
	Jun-07	1010 Washington Boulevard	Fee Interest	Stamford, Connecticut	143,400	95.6	60.9 \$	38,000,000
	Jun-07	500 West Putnam Avenue	Fee Interest	Greenwich, Connecticut	121,500	94.4	55.1 \$	56,000,000
	Jul-07	16 Court Street - 35% JV	Fee Interest	Brooklyn, New York	317,600	80.6	84.5 \$	107,500,000
	Aug-07	150 Grand Street	Fee Interest	White Plains, Westchester	85,000	52.9	31.3 \$	6,700,000
	Sep-07	The Meadows - 25% JV	Fee Interest	Rutherford, New Jersey	582,100	81.3	79.4 \$	111,500,000
	-			·	5,880,500		\$	1,637,240,000

SUMMARY OF REAL ESTATE SALES ACTIVITY POST 1997 - Suburban

	Property	Type of Ownership	Submarket	Net Rentable SF	Sales Price (\$'s)	Sales Price (\$'s/SF)
2008 Sales					<u> </u>	
Oct-08	100 & 120 White Plains Road	Fee Interest	Tarrytown, Westchester	311,000	\$ 48,000,000	\$ 154
2009 Sales						
Jan-09	55 Corporate Drive	Fee Interest	Bridgewater, New Jersey	670,000	\$ 230,000,000	\$ 343
Aug-09	399 Knollwood Road	Fee Interest	White Plains, Westchester	145,000	\$ 20,767,307	\$ 143
				815,000	\$ 250,767,307	
2012 Sales						
Jul-12	One Court Square	Fee Interest	Long Island City, New York	1,402,000	\$ 481,100,000	\$ 343
	-					

⁽¹⁾ Acquisition price represents purchase price for consolidated acquisitions and purchase price or imputed value for joint venture properties.

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SUMMARY OF REAL ESTATE ACQUISITION ACTIVITY POST 1997 - Retail, Residential, Development, Land & West Coast



					% Lease	ed .	Acquisition
	Property	Type of Ownership	Submarket	Net Rentable SF	at acquisition	3/31/2013	Price (\$'s) (1)
2005 Acquisition							
Jul-05	1551-1555 Broadway - 10% JV	Fee Interest	Times Square	25,600	N/A	N/A	\$ 85,000,000
Jul-05	21 West 34th Street - 50% JV	Fee Interest	Herald Square	30,100	N/A	100.0	\$ 17,500,000
Sep-05	141 Fifth Avenue - 50% JV	Fee Interest	Flatiron	21,500	N/A	N/A	\$ 13,250,000
Nov-05	1604 Broadway - 63% JV	Leasehold Interest	Times Square	29,876	17.2	23.7	\$ 4,400,000
Dec-05	379 West Broadway - 45% JV	Leasehold Interest	Cast Iron/Soho	62,006	100.0	0.0	\$ 19,750,000
	v			169,082			\$ 139,900,000
2006 Acquisition							
Ĵan-06	25-29 West 34th Street - 50% JV	Fee Interest	Herald Square/Penn Station	41,000	55.8	100.0	\$ 30,000,000
Sep-06	717 Fifth Avenue - 32.75% JV	Fee Interest	Midtown/Plaza District	119,550	63.1	89.4	\$ 251,900,000
•				160,550			\$ 281,900,000
2007 Acquisition							
Âug-07	180 Broadway - 50% JV	Fee Interest	Cast Iron / Soho	24,300	85.2	— :	\$ 13,600,000
Apr-07	Two Herald Square - 55% JV	Fee Interest	Herald Square	N/A	N/A	N/A	\$ 225,000,000
Jul-07	885 Third Avenue - 55% JV	Fee Interest	Midtown / Plaza District	N/A	N/A	N/A	\$ 317,000,000
				24,300			\$ 555,600,000
2008 Acquisition							
Jan-08	125 Chubb Way	Fee Interest	Lyndhurst, NJ	278,000	_	57.1	\$ 29,364,000
Feb-08	182 Broadway - 50% JV	Fee Interest	Cast Iron / Soho	46,280	83.8	— :	\$ 30,000,000
	· ·			324,280			\$ 59,364,000

⁽¹⁾ Company sold a 45% JV interest in the property at an implied \$126.5 million sales price. (2) Company sold a 75% JV interest in the property at an implied \$318.5 million sales price. (3) Company sold a 50% JV interest in the property at an implied \$240.0 million sales price. (4) Company sold a 85% JV interest in the property at an implied \$335.0 million sales price. (5) Company sold a 15% JV interest in the property at an implied \$274.0 million sales price. (6) Company sold a 45% JV interest in the property at an implied \$1.28 billion sales price.

2010 Acquisition							
Nov-10	Williamsburg Terrace	Fee Interest	Brooklyn, NY	52,000	100.0	100.0 \$	18,000,000
Dec-10	11 West 34th Street - 30% JV	Fee Interest	Herald Square/Penn Station	17,150	100.0	100.0 \$	10,800,000
Dec-10	7 Renaissance Square - 50% JV	Fee Interest	White Plains, NY	65,641	_	40.3 \$	4,000,000
Dec-10	Two Herald Square - 45% (2)	Fee Interest	Herald Square	354,400	100.0	100.0 \$	247,500,000
Dec-10	885 Third Avenue - 45% (2)	Fee Interest	Midtown / Plaza District	607,000	100.0	100.0 \$	352,000,000
Dec-10	292 Madison Avenue	Fee Interest	Grand Central South	203,800	N/A	N/A \$	78,300,000
				1,299,991		\$	710,600,000
2011 Acquisition							
Jan-11	3 Columbus Circle - 48.9%	Fee Interest	Columbus Circle	741,500	20.1	61.8 \$	500,000,000
Aug-11	1552-1560 Broadway - 50%	Fee Interest	Times Square	35,897	59.7	23.3 \$	136,550,000
Sep-11	747 Madison Avenue - 33.33%	Fee Interest	Plaza District	10,000	100.0	— \$	66,250,000
				787,397		\$	702,800,000
2012 Acquisition							
Jan-12	DFR Residential and Retail Portfolio - 80%	Fee Interests / Leasehold Interest	Plaza District, Upper East Side	489,882	95.1	94.1 \$	193,000,000
Jan-12	724 Fifth Avenue - 50%	Fee Interest	Plaza District	65,010	92.9	84.7 \$	223,000,000
Jul-12	West Coast Office Portfolio - 27.63%	Fee Interest		4,473,603	76.3	77.0 \$	880,103,924
Aug-12	33 Beekman Street - 45.9%	Fee Interest	Downtown	· · · —	_	— \$	31,160,000
Sep-12	635 Sixth Avenue	Fee Interest	Midtown South	104,000	_	— \$	83,000,000
Oct-12	1080 Amsterdam - 87.5%	Leasehold Interest	Upper West Side	82,250	2.2	2.2 \$	_
Dec-12	21 East 66th Street - 32.28%	Fee Interest	Plaza District	16,736	100.0	100.0 \$	75,000,000
Dec-12	985-987 Third Avenue	Fee Interest	Upper East Side	13,678	_	— \$	18,000,000
Dec-12	131-137 Spring Street	Fee Interest	Soĥo	68,342	100.0	100.0 \$	122,300,000
				5,313,501		\$	1,625,563,924
2013 Acquisition							
Mar-13	248-252 Bedford Avenue - 90%	Fee Interest	Brooklyn, NY	66,611	_	— \$	54,900,000

SUMMARY OF REAL ESTATE SALES ACTIVITY POST 1997 - Retail, Residential, Development, **Land & West Coast**

2011 Sales	Property	Type of Ownership	Submarket	Net Rentable SF	_	Sales Price (\$'s)	 Sales Price (\$'s/SF)
Sep-11	1551-1555 Broadway (3)	Fee Interest	Times Square	25,600	\$	276,757,000	\$ 10,811
2012 Sales							
Feb-12	141 Fifth Avenue (4)	Fee Interest	Flatiron	13,000	\$	46,000,000	\$ 3,538
Feb-12	292 Madison Avenue	Fee Interest	Grand Central South	203,800	\$	85,000,000	\$ 417
Apr-12	379 West Broadway	Leasehold Interest	Cast Iron/Soho	62,006	\$	48,500,000	\$ 782
Jun-12	717 Fifth Avenue (5)	Fee Interest	Midtown/Plaza District	119,550	\$	617,583,774	\$ 5,166
Sep-12	3 Columbus Circle (6)	Fee Interest	Columbus Circle	214,372	\$	143,600,000	\$ 670
				612,728	\$	940,683,774	
2013 Sales							
Feb-13	44 West 55th Street	Fee Interest	Plaza District	8,557	\$	6,250,000	\$ 730

⁽¹⁾ Acquisition price represents purchase price for consolidated acquisitions and purchase price or imputed value for joint venture properties.

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Executive & Senior Management



Stephen L. Green

Chairman of the Board

Marc Holliday

Chief Executive Officer

Andrew Mathias

President

James Mead

Chief Financial Officer

Andrew S. Levine

Chief Legal Officer

Steven M. Durels

Executive Vice President, Director of Leasing and Real Property

Edward V. Piccinich

Executive Vice President, Property Management and Construction

Neil H. Kessner

Executive Vice President, General Counsel - Real Property

David M. Schonbraun

Co-Chief Investment Officer

Isaac Zion

⁽²⁾ Subject to long-term, third party net operating leases.

(3) Company sold our remaining 10% JV interest in the property at an implied \$276.8 million sales price.

(4) Inclusive of the fee position which was acquired simultaneously with the sale pursuant to an option.

(5) Company sold 50% of its remaining interest after a promote. The Company retained a 10.92% interest in the property.

(6) The joint venture sold a 29% condominium interest in the property.

ANALYST COVERAGE



ANALYST COVERAGE

Firm	Analyst	Phone	Email
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SL Green Realty Corp. is followed by the analysts listed above. Please note that any opinions, estimates or forecasts regarding SL Green Realty Corp.'s performance made by these analysts are theirs alone and do not represent opinions, forecasts or predictions of SL Green Realty Corp. or its management. SL Green Realty Corp. does not by its reference above or distribution imply its endorsement of or concurrence with such information, conclusions or recommendations.

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SUPPLEMENTAL DEFINITIONS



Adjusted EBITDA is calculated by adding income taxes, loan loss reserves and our share of joint venture depreciation and amortization to operating income.

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.

Fixed charge is the total payments for interest, principal amortization, ground leases and preferred stock dividend.

Fixed charge coverage is adjusted EBITDA divided by fixed charge.

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 under the White Paper approved by the Board of Governors of NAREIT in April 2002, as amended, as net income (loss) (computed in accordance with GAAP), excluding gains (or losses) from debt restructuring, sales of properties and real estate related impairment charges, plus real estate depreciation and amortization and after adjustments for unconsolidated partnerships and joint ventures.

Interest coverage is adjusted EBITDA divided by total interest expense.

Junior Mortgage Participations are subordinate interests in first mortgages.

Mezzanine Debt Loans are loans secured by ownership interests.

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

Preferred Equity Investments are equity investments entitled to preferential returns that are senior to common equity.

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 in the same manner 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 TIs and LCs are tenant improvements, lease commissions, and other leasing costs incurred during leasing of second generation 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 at liquidation value. SLG's share of total debt includes total consolidated debt plus SLG's pro rata share of the debt of unconsolidated joint ventures less 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 in which SLG has an interest (e.g. joint ventures).