



2022
INSTITUTIONAL
INVESTOR
CONFERENCE

DISCLAIMER

SLG INVESTOR CONFERENCE DISCLAIMER (DECEMBER 2022):

This presentation contains forward-looking statements within the meaning of federal securities laws. All statements, other than statements of historical facts, included in this presentation that address activities, events or developments that we expect, believe or anticipate will or may occur in the future are forward-looking statements. These forward-looking statements are based on certain assumptions and analyses, made by us in light of our experience and our perception, of historical trends, current conditions, expected future developments and other factors we believe are appropriate. Forward-looking statements are generally identifiable by the use of the words “may,” “will,” “should,” “expect,” “anticipate,” “estimate,” “believe,” “intend,” “project,” “continue,” or the negative of these words, or other similar words or terms.

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

The Non-GAAP financial measures contained in this presentation are not measures of financial performance calculated in accordance with U.S. generally accepted accounting principles, or GAAP, and should not be considered as replacements or alternatives to any other performance measure derived in accordance with GAAP or as alternative measures of liquidity. Management believes that there are several non-GAAP financial measures which represent measures similar to those used in evaluating compliance with certain of our debt financial covenants, and which will allow readers to easily make comparisons between current and prior year period results. Select non-GAAP financial measures are also used as a metric to determine certain components of performance-based compensation. These non-GAAP financial measures are based on currently available information as well as certain adjustments that we believe are reasonable and are presented as an aid in understanding our operating results. They may not be comparable to similarly named measures used by other companies. Reconciliations for non-GAAP financial measures to the nearest comparable GAAP measure are provided in SL Green’s Current Reports on Form 8-K filed with the SEC on January 28, 2022, April 22, 2022 and July 22, 2022. In addition, this presentation contains earnings guidance in funds from operations per diluted share for the years ending December 31, 2022 and December 31, 2023. SL Green’s Current Report on Form 8-K filed with the SEC on the date of this presentation provides a reconciliation of funds from operations per diluted share to estimated earnings per diluted share for the years ending December 31, 2022 and December 31, 2023.

MARC HOLLIDAY

CHAIRMAN &
CHIEF EXECUTIVE
OFFICER



ANDREW MATHIAS

PRESIDENT



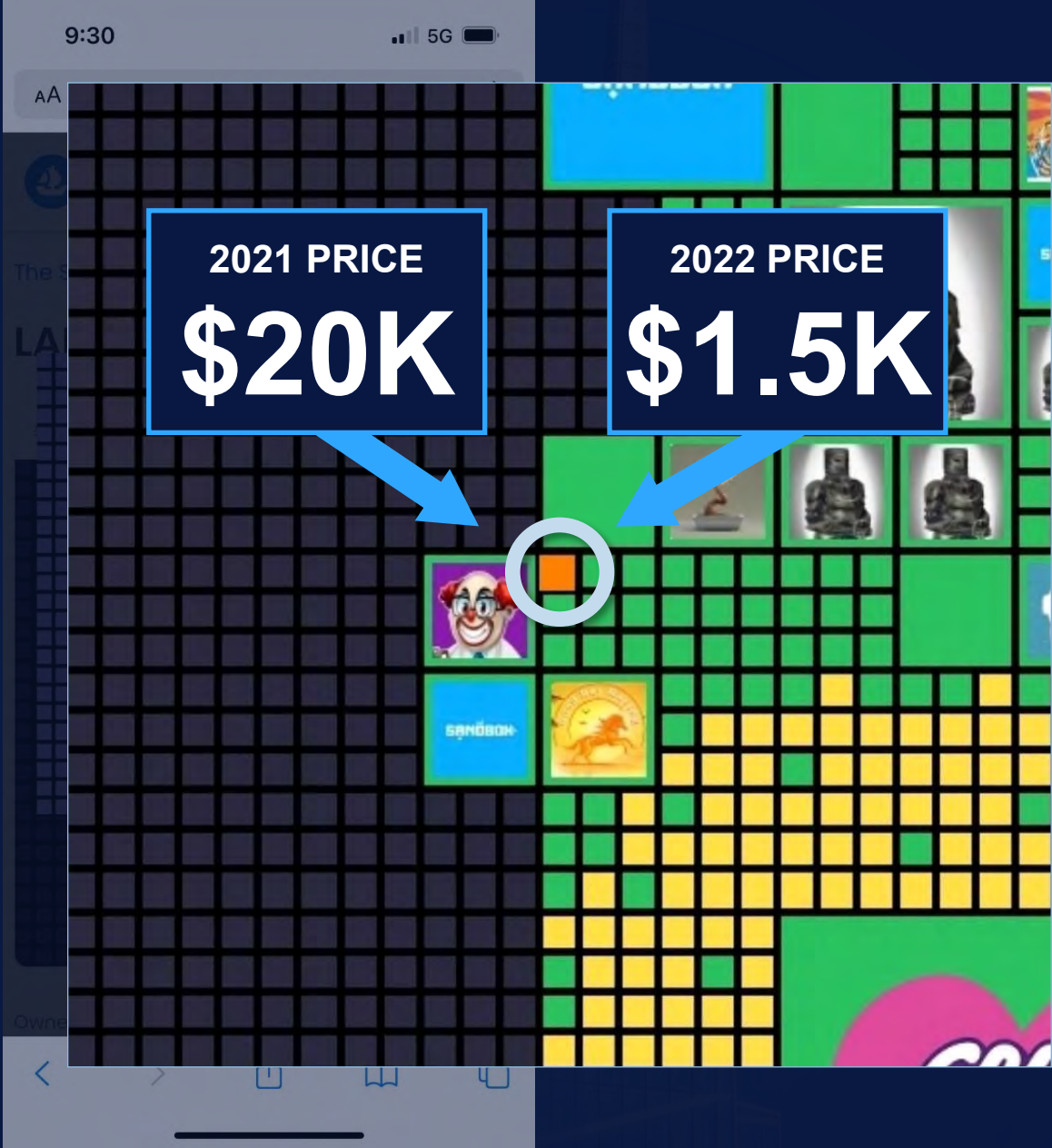
STATE OF THE ECONOMY



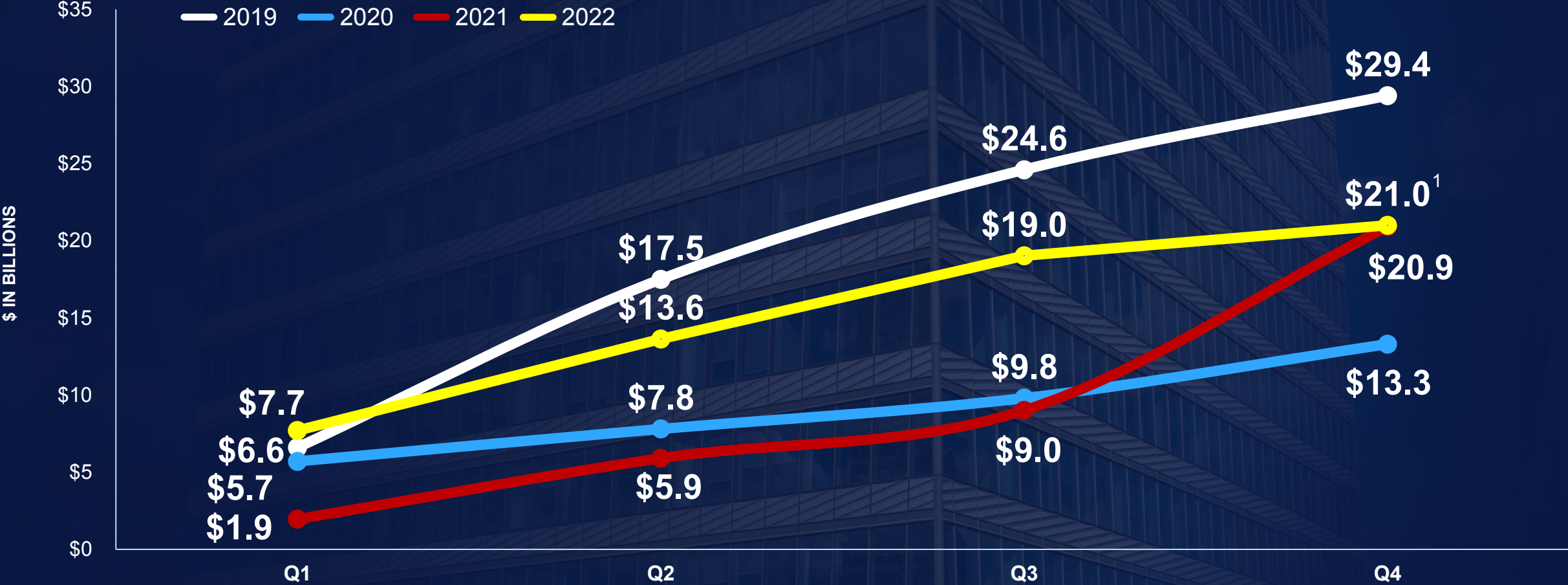
I AM GOING TO HIKE INTEREST RATES

**UNTIL YOU MORONS
STOP TRADING MONKEY JPGS**

METAVVERSE



MANHATTAN INVESTMENT MARKET SALES VOLUME

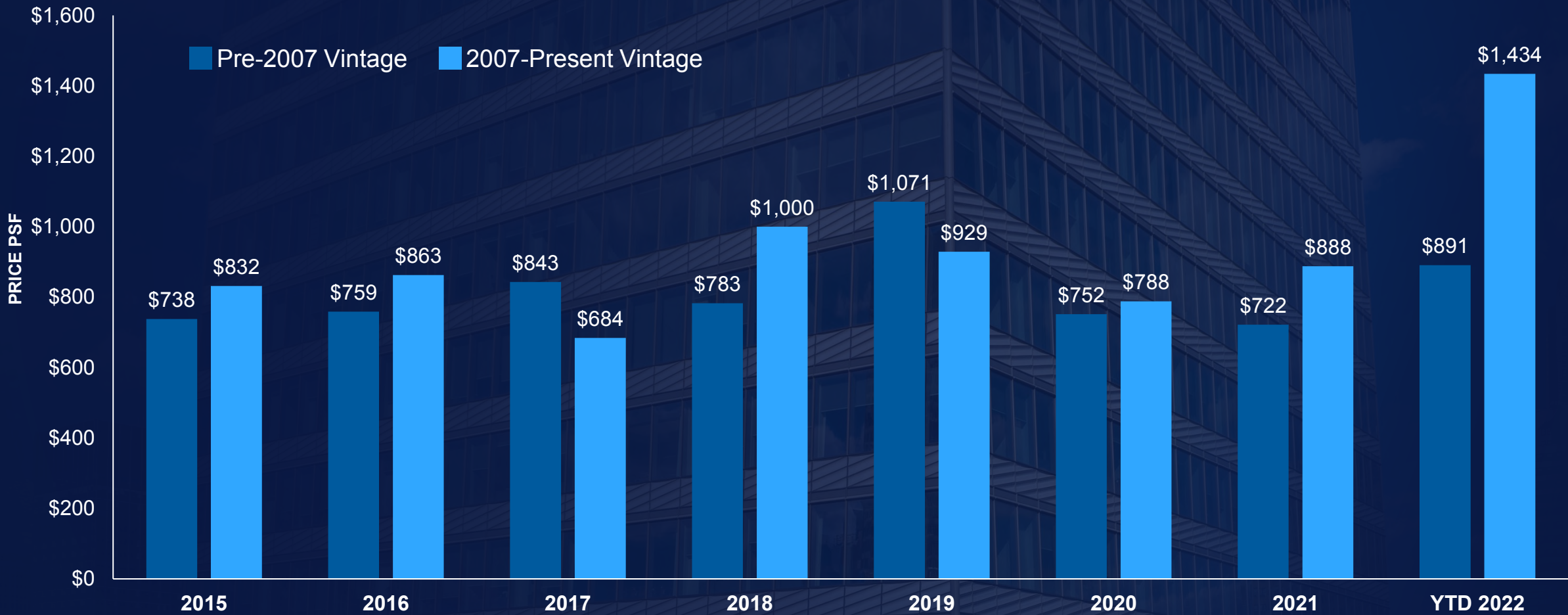


Source: Cushman & Wakefield. Inclusive of Office, Residential, Hotel, Land and Industrial Investment Sales. Not Inclusive of Private Condominium Sales
1. Q4 2022 Volume Based on Management Projections

CLASS A NEW OFFICE CONSTRUCTION PRICING DIVERGENCE

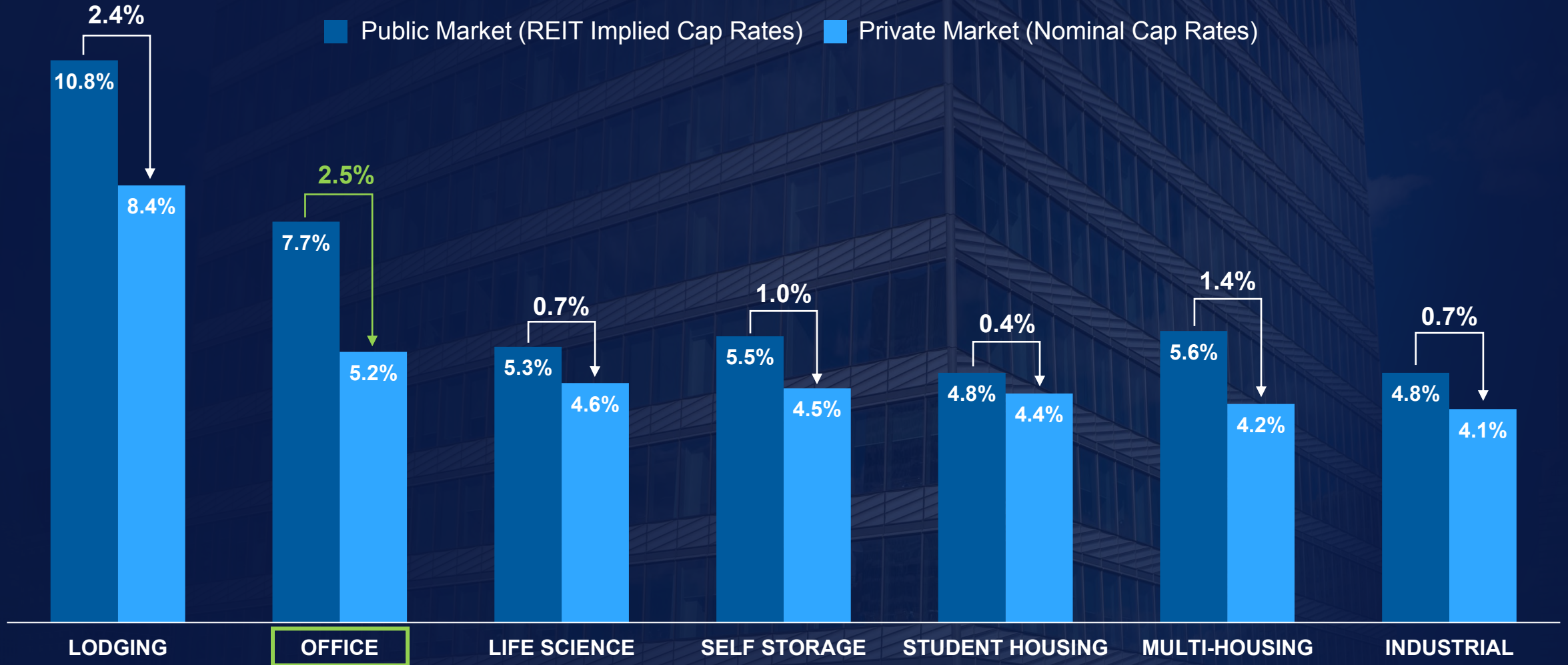
FOLLOWING FLIGHT TO QUALITY IN LEASING & INVESTMENTS

HISTORICAL TRANSACTION PRICE PSF



Note: Includes Transactions of \$10M or Greater in Manhattan with a Minimum Average Floorplate of at Least 10,000 SF
Vintage Refers to the Year the Building was Built or Underwent Significant Renovation
Source: JLL Research, Real Capital Analytics

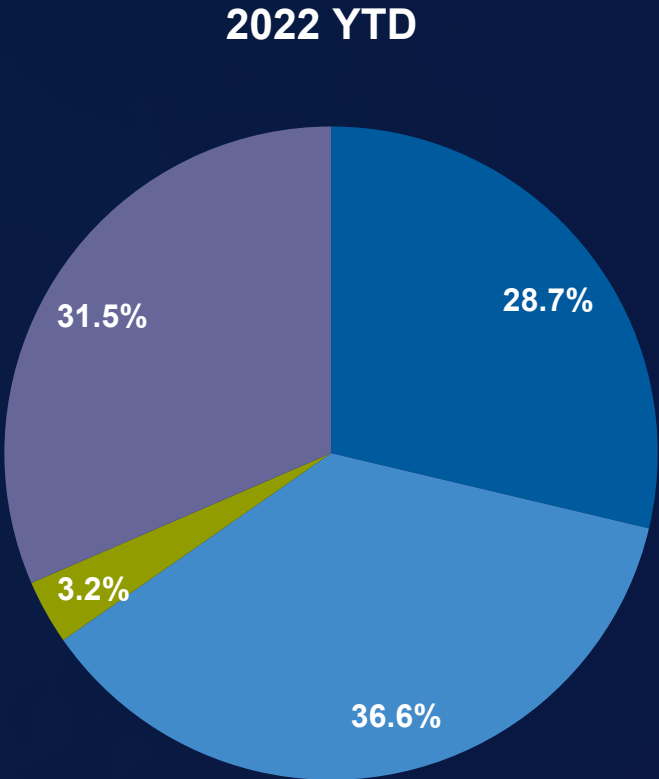
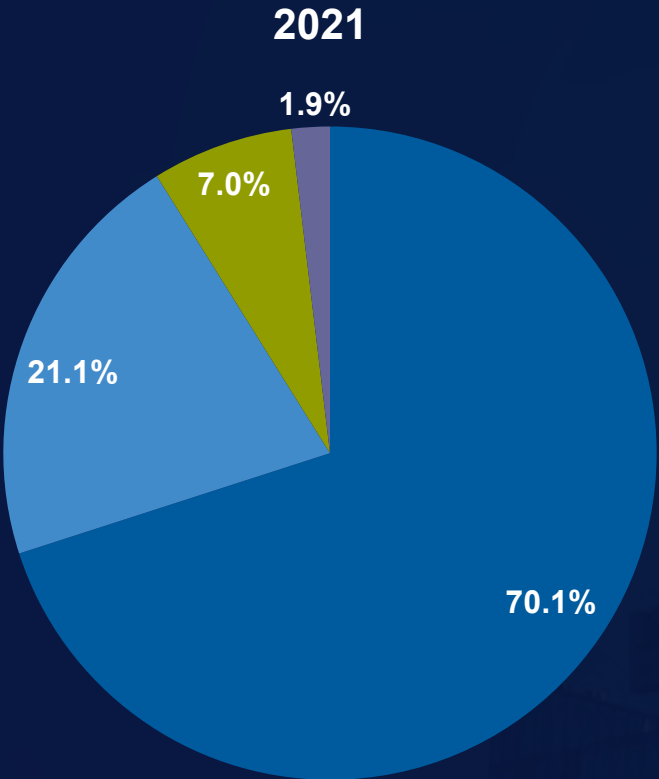
PUBLIC VS PRIVATE MARKET CAP RATES ACROSS ASSET CLASSES



PRIVATE CAPITAL FILLS THE GAP FROM INSTITUTIONAL INVESTOR PULL BACK

ACCOUNTING FOR 37% OF 2022 VOLUME COMPARED TO 21% IN 2021

Institutional Private Public User / Other



Note: Includes Transactions of \$10M or Greater in Manhattan, Brooklyn, and Queens
Source: JLL Research, Real Capital Analytics

MANHATTAN INVESTMENT MARKET HIGHLIGHTS

CLASS A OFFICE TRANSACTIONS

| | 450 PARK AVE | 245 PARK AVE | 200 FIFTH AVE | 1330 AOA | 95 MORTON ST | 1 MANHATTAN WEST | 320 PARK AVE |
|-------------------|-------------------|--------------|---------------------------|-------------------------|-----------------|------------------|------------------------|
| BUYER | SL GREEN | SL GREEN | BOSTON PROPERTIES | EMPIRE CAPITAL HOLDINGS | MEADOW PARTNERS | BLACKSTONE | MUNICH RE |
| SELLER | Oxford Properties | HNA | L&L, JPM Asset Management | Blackstone, RXR | RFR Holding | Brookfield | Mutual Life of America |
| INTEREST SOLD | 100% | 100% | 27% | 100% | 100% | 49% | 25% |
| PRICE | \$445M | \$1.96B | \$1.2B | \$325M | \$288M | \$2.85B | \$750M |
| PRICE PSF | \$1,320 | \$1,099 | \$1,400 | \$610 | \$1,350 | \$1,370 | \$980 |
| GOING IN CAP RATE | 4.0% | 3.8% | 4.0% | 5.7% | 4.2% | 4.5% | 3.4% |
| OCCUPANCY | 82% | 72% | 92% | 80% | 100% | 99% | 91% |
| CLOSING DATE | Q2 2022 | Q3 2022 | Q4 2022 | Q4 2022 | Q4 2022 | Q1 2022 | Q1 2022 |

MANHATTAN INVESTMENT MARKET HIGHLIGHTS

CONVERSION STRATEGIES & USER ACQUISITION ACTIVITY

| | 885 THIRD AVE | 609 FIFTH AVE | 707 ELEVENTH AVE | 55 BROAD ST | 40 FULTON ST | 4 NY PLAZA (25 Water) |
|---------------------|---|--|---|---|---|---|
| |  |  |  |  |  |  |
| TYPE | USER | RESI CONVERSION | LIFE SCIENCE CONVERSION | RESI CONVERSION | RESI CONVERSION | RESI CONVERSION |
| BUYER | Memorial Sloan Kettering | Top Rock Holdings | The Georgetown Company | Silverstein, Metro Loft | David Werner | GFP Real Estate, Metro Loft |
| SELLER | SL Green | SL Green | SL Green | Rudin Management | Vornado | Edge Funds |
| PRICE | \$300M ¹ | \$100M | \$95M | \$180M | \$105M | \$355M |
| PRICE PSF | \$725 | \$755 | \$688 ² | \$425 | \$420 | \$230 |
| CLOSING DATE | Q3/Q4 2022 | Q2 2022 | Q1 2022 | Q2 2022 | UNDER CONTRACT | UNDER CONTRACT |

Source: Trepp, Real Capital Analytics, JLL, Cushman and Wakefield, Eastdil Secured, and Newmark

1. Leasehold Condominium Representing Approximately 65% of the Total Building Square Footage

2. Based on Zoneable Square Footage

SLG CONTINUED OUTPERFORMANCE VS GREEN STREET NAV

\$ IN THOUSANDS

| PROPERTY | DATE | 2022 SALE PRICE (A) ¹ | GSA – DEC 21 NAV (B) | DELTA (A) – (B) |
|------------------------------|---------|----------------------------------|----------------------|------------------|
| 885 Third Ave (Condo) | Q3 2022 | \$300,379 | \$184,285 | \$116,094 |
| 609 Fifth Ave | Q2 2022 | \$100,500 | \$85,463 | \$15,037 |
| 1080 Amsterdam Ave | Q2 2022 | \$42,500 | \$63,700 | (\$21,200) |
| 707 Eleventh Ave | Q1 2022 | \$95,000 | \$95,000 | \$0 |
| 110 East 42 nd St | Q4 2021 | \$117,075 | \$103,700 | \$13,375 |
| 590 Fifth Ave | Q4 2021 | \$103,000 | \$94,800 | \$8,200 |
| TOTAL | | \$758,454 | \$626,948 | \$131,506 |

+21%

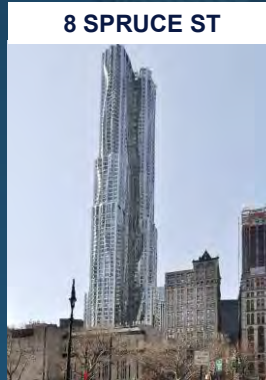
STOCK PRICE COMPARISON

| | | | |
|-------------|----------------------------|-------------------------|------------------|
| 2021 | ACTUAL-DEC 2021 | GSA-DEC 2021 | DELTA (%) |
| | \$63.19 | \$117.48 | (86%) |
| 2022 | ACTUAL CURRENT 2022 | GSA CURRENT 2022 | DELTA (%) |
| | \$40.61 | \$99.15 | (144%) |

1. Sale Price Reflects Partial Interest Sale Amount

MANHATTAN RESIDENTIAL HIGHLIGHTS

BIG TICKET TRANSACTIONS DRIVE RESIDENTIAL INVESTMENT ACTIVITY



| BUYER | BLACK SPRUCE | PONTEGADEA | BLACKSTONE | BLACK SPRUCE | A&E, CBRE IM |
|----------------|--------------|-----------------|------------|--------------|--------------|
| SELLER | Solow | Carmel Partners | Brookfield | JDS | EQR |
| INTEREST SOLD | 100% | 100% | 100% | 100% | 100% |
| PRICE | \$1.75B | \$488M | \$930M | \$837M | \$415M |
| PRICE PSF | \$950 | \$1,475 | \$1,369 | \$1,324 | \$1,038 |
| PRICE PER UNIT | \$991K | \$1M | \$1M | \$1.1M | \$912K |
| CAP RATE | 4.25% | 4.1% | 4.4% | 4.4% | 3.0% |

Source: CBRE

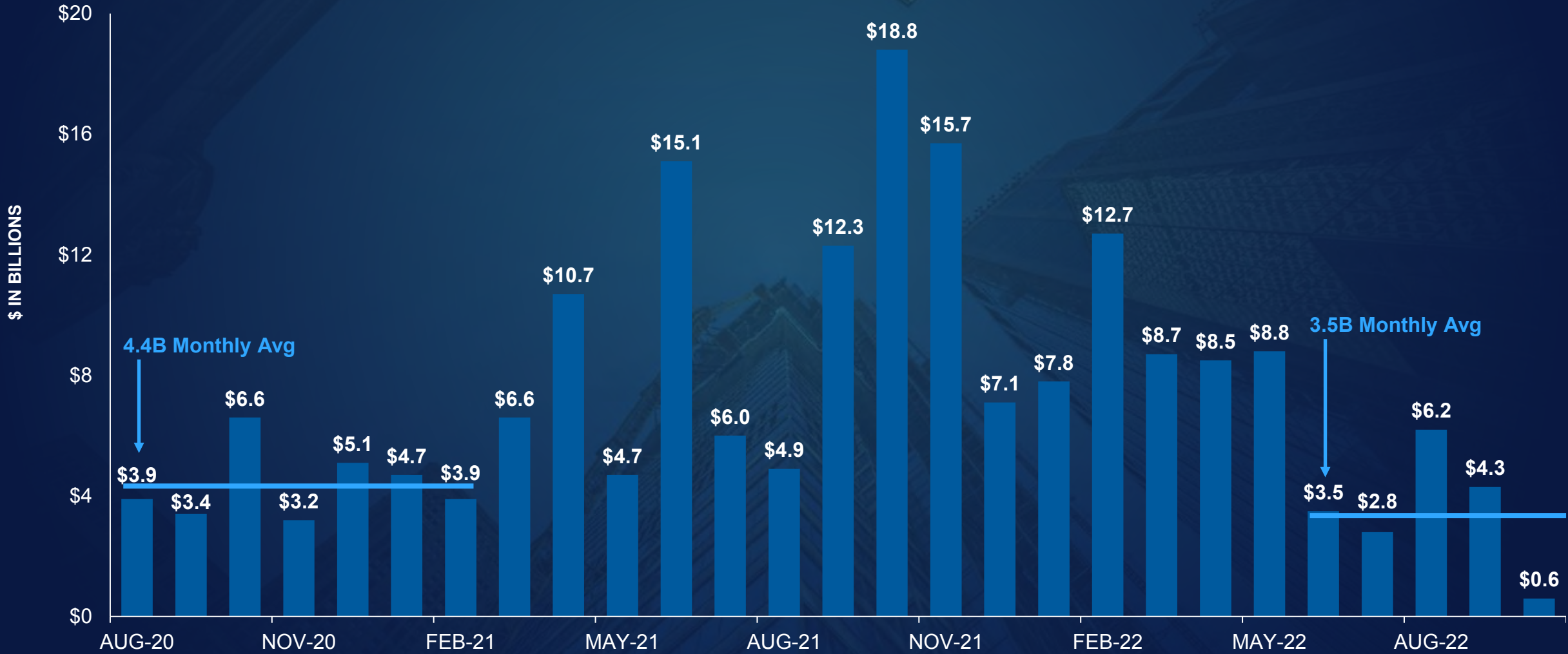
1. 6 Property Portfolio, Including 685 First Avenue, One Sutton Place North, Two Sutton Place North, and One East River Place, Which Have Closed, and Two Assets on the Upper East Side Which Are Under Contract but Have Not Closed

A tall, modern glass skyscraper with a blue tint overlay. The building's facade is composed of many windows, and the overall image has a dark blue, monochromatic aesthetic. The text 'FINANCING MARKET' is centered in white, bold, uppercase letters across the middle of the image.

FINANCING MARKET

NON-AGENCY CMBS SLOWDOWN

MONTHLY SECURITIZATIONS ARE BELOW LEVELS EXPERIENCED IN PANDEMIC



Source: Green Street Advisors, Newmark Research

NOTABLE MANHATTAN FINANCINGS



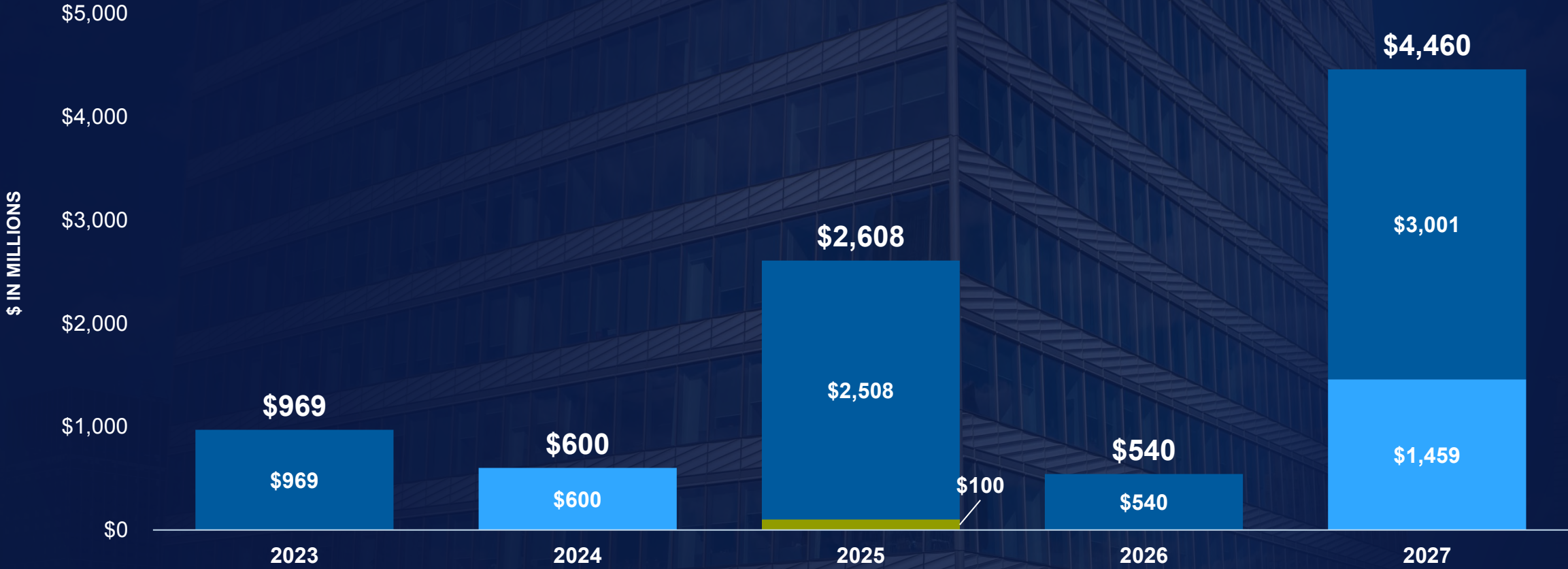
| | | | | | | |
|-------------------------|--------------------------------|------------------------|--|--------------------------------------|----------------|-----------|
| DATE CLOSED | Jun-22 | Jun-22 | Sep-22 | Pending | Jun-22 | Apr-22 |
| BORROWER | SL Green | SL Green | Related / Oxford | Brookfield | Vornado | Deerfield |
| LENDER(S) | Aareal, Credit Ag, PBB, Helaba | Wells Fargo, Credit Ag | Bank of China, Deutsche Bank, Wells Fargo, HSBC, Sumitomo Mitsui | Citigroup, Barclays, ING, and others | Morgan Stanley | AIG |
| ASSET TYPE | Office | Office | Office | Office | Office | Office |
| LOAN AMOUNT | \$370M | \$267M | \$1,848M | \$1,400M | \$700M | \$450M |
| LOAN TERM | 5 Years | 5 Years | 1 Year | 5 Years | 5 Years | 15 Years |
| FIXED / FLOATING | Floating | Floating | Floating | Floating | Floating | Floating |
| INTEREST RATE | S+2.00% | S+2.10% | L+2.00% ¹ | S+2.50% | S+2.25% | S+3.50% |

1. Represents Interest Rate for Additional \$349M Financing, Subordinate to Existing \$1.5B Senior Construction Facility

LIMITED NEAR-TERM MATURITIES

SL GREEN SHARE, AS OF 12/31/2022¹

- Secured Debt
- Revolving Credit Facility / Term Loan
- Unsecured Notes



1. Reflects Extension Options Where Available and Transactions Expected to be Consummated before 12/31/22

ADDRESSING NEAR-TERM DEBT MATURITIES

\$ IN MILLIONS

| | SLG OWNERSHIP % | MONTH | PRINCIPAL DUE AT MATURITY | | CURRENT COUPON | CURRENT PLAN |
|----------------------|--------------------|----------|---------------------------|-----------|-------------------|-----------------|
| | | | GROSS | SLG SHARE | | |
| 2023 | | | | | | |
| 919 THIRD AVENUE | 51.0% | June | \$500.0 | \$255.0 | 5.12% | Refinance |
| 7 DEY / 185 BROADWAY | 100.0% | November | \$218.3 | \$218.3 | 5.99% | Sale |
| 650 FIFTH AVENUE | 50.0% | April | \$275.0 | \$137.5 | 4.96% | Extend |

Note: Management's Projection. Reflects Debt Maturities with Principal Balances Greater Than \$100M at SLG's Share

100 CHURCH REFINANCING

SLG REPATRIATION OF \$164M EQUITY
IN SPIKING RATE ENVIRONMENT

100 CHURCH HIGHLIGHTS

CLOSING June 2022

LOAN AMOUNT \$370M

TERM 3+1+1

INTEREST RATE S+2.00%

LEAD LENDER Aareal Capital Corporation

SYNDICATED LENDERS Credit Agricole, Deutsche Pfandbriefbank AG, Heleba

PRIOR MORTGAGE AMOUNT \$197.8M

NET PROCEEDS TO SLG **\$164.2M**



GREEN LOAN SERVICES LLC

RATED CMBS SPECIAL SERVICER SINCE 2004

- \$13.1B third party special servicer assignments
- \$6.9M in fees in 2022
- \$52.2M in fees to date

HUDSON'S BAY
UPB: \$846M



**RESTRUCTURE /
LOAN MODIFICATION**

20 TIMES SQUARE
UPB: \$650M



**FORECLOSURE / REO
ASSET MANAGEMENT**

UNION STATION D.C.
UPB: \$330M



**SPECIAL
SERVICER**

1740 BROADWAY
UPB: \$308M



**SPECIAL
SERVICER**

400 ATLANTIC
UPB: \$265M



**DEED IN LIEU /
REO REPOSITIONING**

LEVER HOUSE
UPB: \$110M

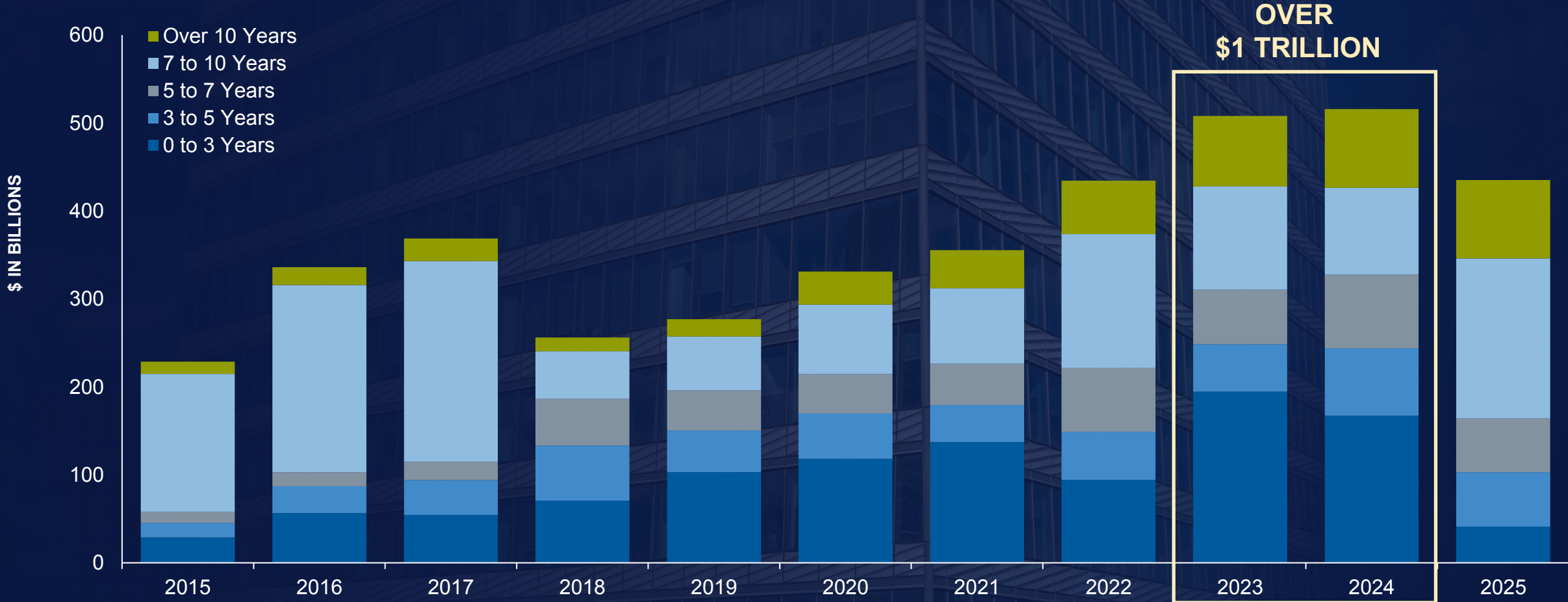


**FAIR VALUE
PURCHASE OPTION**

RECORD NEAR TERM DEBT MATURITY

OVER \$1T OF SENIOR COMMERCIAL DEBT SET TO MATURE IN '23 & '24

COMMERCIAL MORTGAGE MATURITIES



Source: Real Capital Analytics, Newmark Research

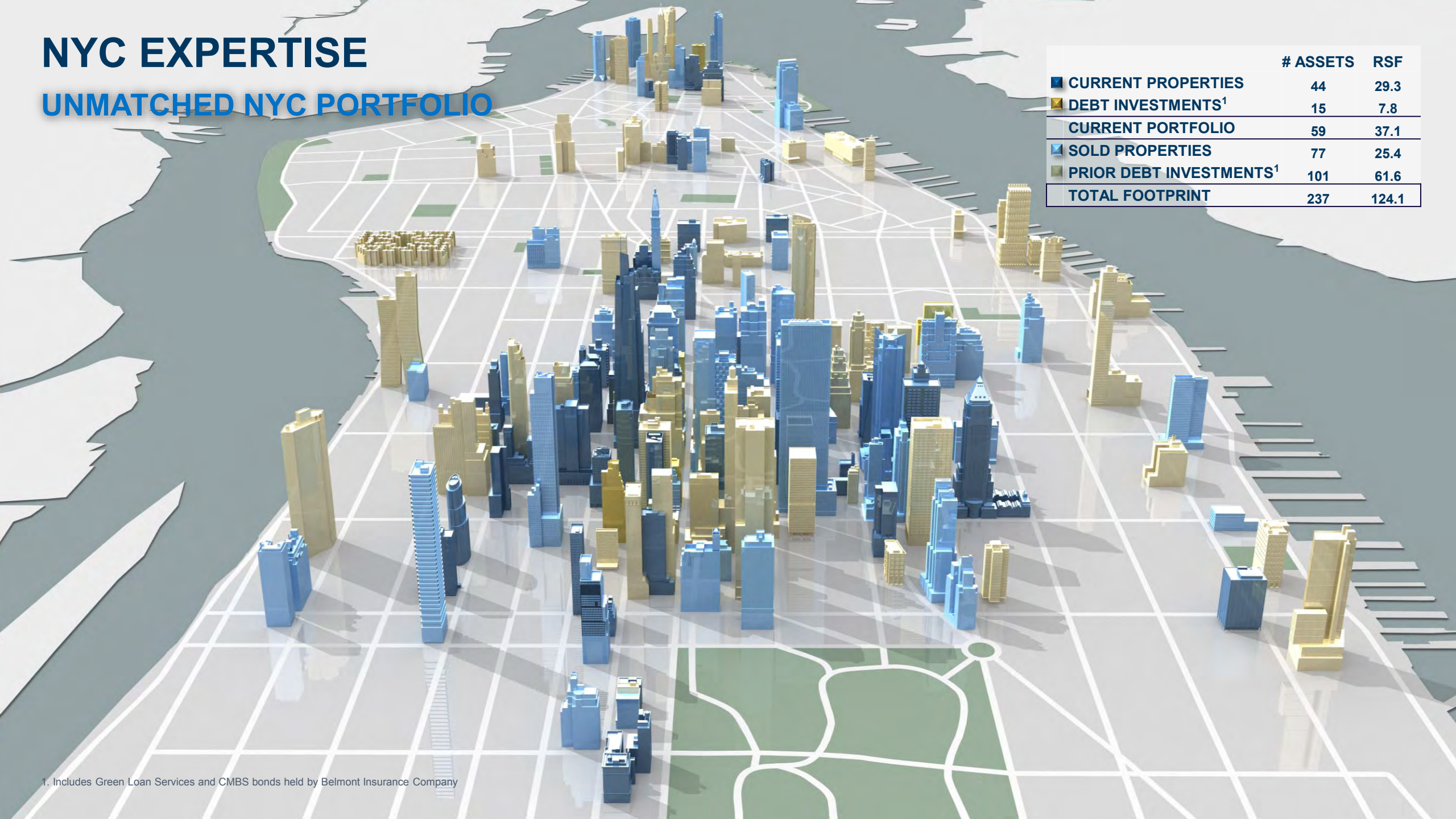
HARRISON SITOMER

CHIEF
INVESTMENT
OFFICER



NYC EXPERTISE

UNMATCHED NYC PORTFOLIO



| | # ASSETS | RSF |
|---------------------------------------|----------|-------|
| ■ CURRENT PROPERTIES | 44 | 29.3 |
| ■ DEBT INVESTMENTS ¹ | 15 | 7.8 |
| CURRENT PORTFOLIO | 59 | 37.1 |
| ■ SOLD PROPERTIES | 77 | 25.4 |
| ■ PRIOR DEBT INVESTMENTS ¹ | 101 | 61.6 |
| TOTAL FOOTPRINT | 237 | 124.1 |

1. Includes Green Loan Services and CMBS bonds held by Belmont Insurance Company



450
PARK
AVENUE

TROPHY HUNTING



245
PARK AVENUE

STOP

STOP

625
Madison
Ave



10 East
53rd St



650
5th Ave



280
Park Ave



461
Fifth Ave



One
Vanderbilt
Ave

100
Park Ave



125
Park Ave



919
Third Ave



800
Third Ave



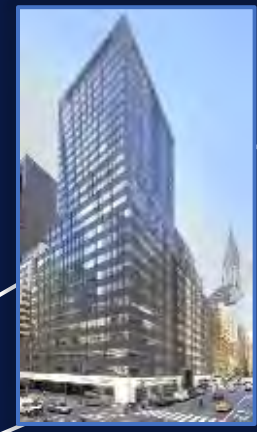
885
Third Ave



750
Third Ave



485
Lexington
Ave



420
Lexington
Ave



220 East
42nd St



711
Third
Ave





AQUAVITA



ARMANI RISTORANTE



AMAN



CAVIAR RusSE



MANDARIN ORIENTAL



THE GRILL



AVRA ESTABLISHMENT



empellón



E Rock



LIMANI



432 PARK AVENUE



CASA LEVER



SELENE



VILLARD



THE CENTRALE



LEAVENUE Saks



THE TOWERS
WALDORF ASTORIA RESIDENCES
NEW YORK



FASANO



JŌJI



LE PAVILLON
DANIEL BOULUD

**450
Park Ave**



**245
Park Ave**



432 PARK AVENUE

CASA LEVER

SELENE

FASANO

VILLARD

CENTRAL

CAVIAR RUSSE

MANDARIN ORIENTAL

CAVENDISH
Jaks

THE TOWERS
Mandarin Oriental Hotel
New York

THE GRILL

empelló

AVRA

ANI

JOJI

PAVLOV

E Rock



450 PARK AVENUE

Highly desirable Plaza District location

Boutique trophy asset

- Financial service tenant roster
- Pound-for-pound outperformer

Unique Park Ave retail activation

Attractive purchase price

- Significant discount to seller basis

Growing asset management platform

- Sold 75% stake to Israeli and Korean institutions



245 PARK AVENUE

ASSET OVERVIEW

Premier Park Avenue trophy asset

Blue-chip, investment grade tenant roster

- Société General, Houlihan Lokey, Angelo Gordon, Ares Management, and Rabobank
- Representing over 1.1 million RSF
- > 8 years of combined WALT

Entire super-block bound by Park and Lexington

Incredible repositioning prospect

- Strong downside protection

Attractive in-place financing

- 4.30% blended fixed-rate, June 2027 maturity

Transformational surrounding activity



245 PARK AVENUE

TIMELINE: PLAYING THE LONG GAME

OCT 2016

Property marketed
for sale by NYSTRS /
Brookfield

MAY 2017

Acquired by HNA
for \$2.25B /
SLG provided Mezz

JUN 2018

SLG preferred equity
investment with
management structure

2018-2021

SLG signs over
480,000 SF of leases
as property manager

245 PARK AVENUE

TIMELINE: PLAYING THE LONG GAME

OCT 2021

HNA files 245 Park
entity into bankruptcy

DEC 2021

SLG commences
conversations with
existing lenders

AUG 2022

SLG reaches deal
with existing lenders

245 PARK AVENUE

TIMELINE: PLAYING THE LONG GAME

SEP 2022

SEP 2022

SLG closes
on acquisition,
reinstating existing debt

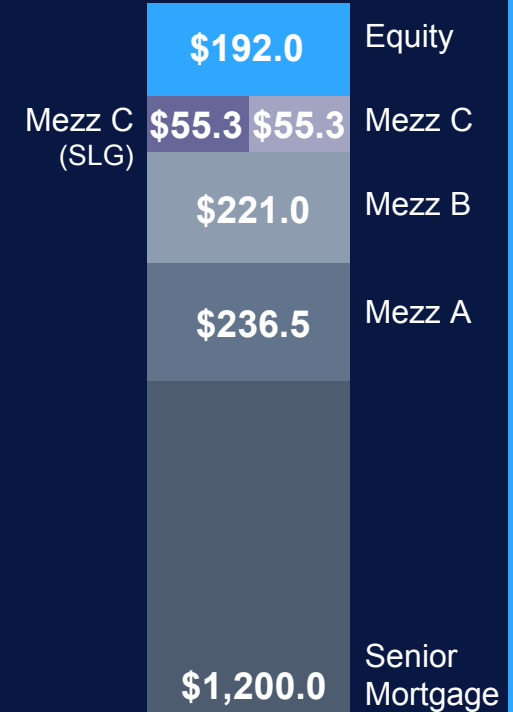
Retained \$185M
arbitration award
against HNA

CAPITAL STACK AT SLG CLOSING

\$ IN MILLIONS

TOTAL CAPITALIZATION

\$1,960



245 PARK AVENUE

REDEVELOPMENT RENDERINGS



245 PARK AVENUE

REDEVELOPMENT RENDERINGS



245 Park

245 PARK AVENUE

REDEVELOPMENT RENDERINGS



245 PARK AVENUE

REDEVELOPMENT RENDERINGS



245 PARK AVENUE

REDEVELOPMENT RENDERINGS



245 PARK AVENUE

REDEVELOPMENT RENDERINGS



245 PARK AVENUE

REDEVELOPMENT RENDERINGS



245 PARK AVENUE

REDEVELOPMENT RENDERINGS



245 PARK AVENUE

REDEVELOPMENT RENDERINGS



245 PARK AVENUE

REDEVELOPMENT RENDERINGS



245 PARK AVENUE

REDEVELOPMENT BUDGET

| CAPITAL PROJECT | \$ AMOUNT |
|---|-----------------|
| Park & Lexington Lobby Renovation | \$39.0M |
| Podium Façade Redesign | \$30.0M |
| Plaza Redevelopment | \$19.5M |
| Base Building Work | \$18.4M |
| Rooftop “Park In The Sky” Amenity | \$15.9M |
| Fitness & Wellness Center | \$15.0M |
| Window Replacement | \$14.2M |
| Street Front Retail Activation | \$10.9M |
| Project Contingency @ 5% | \$8.5M |
| TOTAL CAPITAL BUDGET¹ | \$171.4M |

1. Budget Excludes Leasing Related Costs

GROWTH OF ASSET MANAGEMENT BUSINESS

INSTITUTIONAL PARTNERSHIPS



| | | | | | | | | |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------------|
| INTEREST SOLD | 75.0% | 74.5% | 49.0% | 80.0% | 29.0% | 49.0% | 40.0% | 49.0 – 75.0% |
| VALUATION ¹ | \$445M | \$2.3B | \$790M | \$220M | \$3.3B | \$264M | \$2.6B | \$2.0B |

1. Gross Valuation as of Transaction Closing

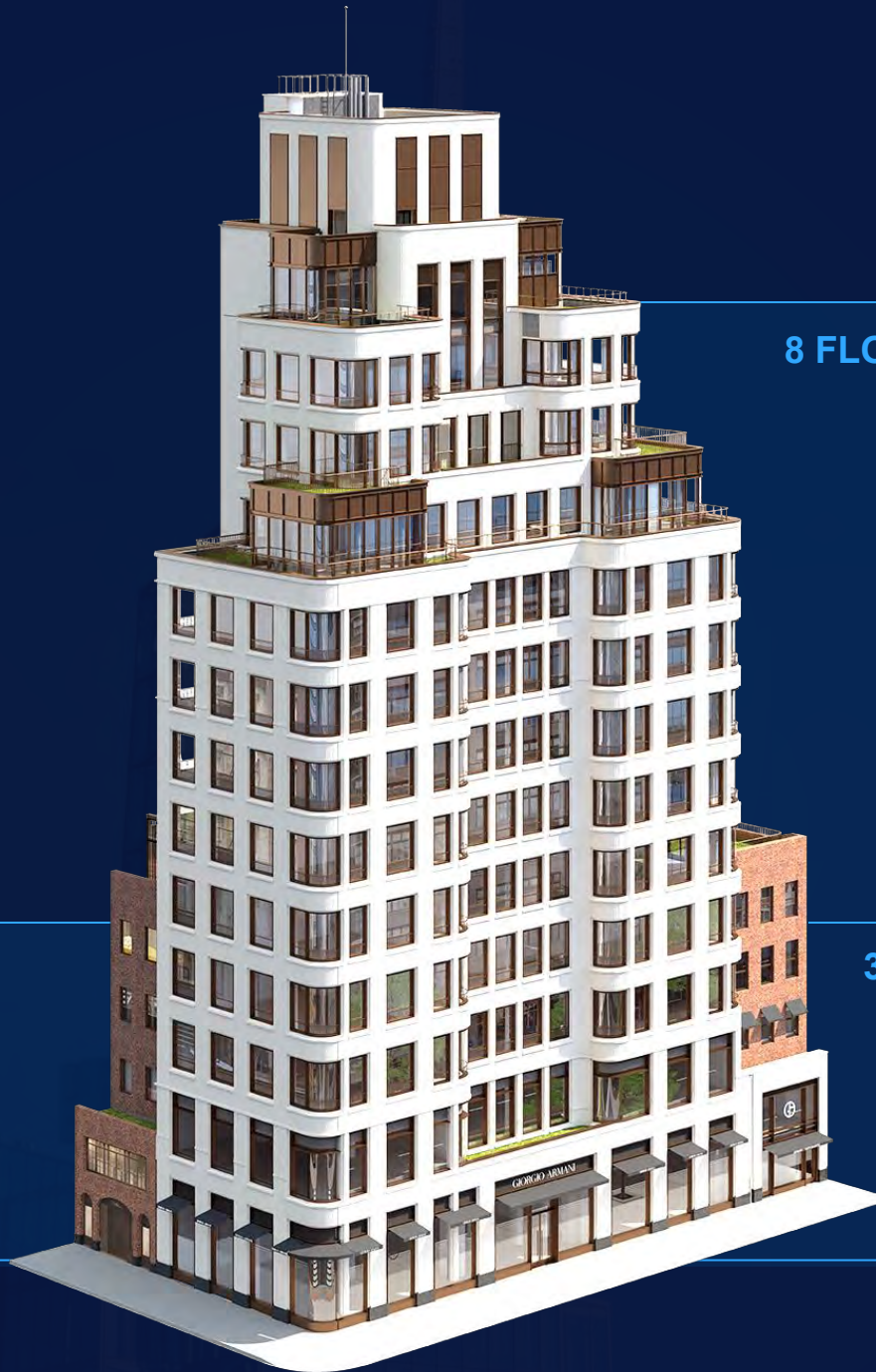


GIORGIO ARMANI RESIDENCES

MADISON AVENUE • NEW YORK

BUILDING LUXURY

BUILDING OVERVIEW



8 FLOORS OF LUXURY RESIDENTIAL

- 1 Duplex penthouse
- 5 Full floor units
- 2 Multi unit floors

COMMON & AMENITY SPACE

- Health & Wellness Fitness & Spa
- Residential lobby

3 FLOORS OF FLAGSHIP RETAIL

- Armani Casa
- Armani Ristorante
- Giorgio Armani



Note: Artist's Rendering; Current Design Proposal

This is not an advertisement nor an offering. This material is solely for informational purposes in connection with a presentation pertaining to the business of SL Green Realty Corp. For the avoidance of doubt, no offering of condominium units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law.

BASHA GERHARDS

SENIOR VICE PRESIDENT OF PLANNING
THE REAL ESTATE BOARD OF NEW YORK



STEVEN DURELS

EXECUTIVE VICE PRESIDENT
DIRECTOR OF LEASING
& REAL PROPERTY





“May you live in interesting times.”

2022 SL GREEN LEASING ACCOMPLISHMENTS

- Signed 347,000 RSF lease with Franklin Templeton at One Madison Avenue
- Signed 328,000 RSF lease with IBM at One Madison Avenue
- One Madison Avenue 55% pre-leased 12 months prior to TCO
- Signed 414,000 RSF lease / 21-floor condo sale to Memorial Sloan Kettering at 885 Third Avenue
- Signed 236,000 RSF lease with AlphaSights at 100 Park Avenue
- Signed 7 leases at One Vanderbilt Avenue raising occupancy to 99%

YTD LEASING

NEW LEASES (92)

1,770,316 RSF

RENEWALS (43)

337,242 RSF

TOTAL (135)

2,107,558 RSF

PENDING LEASES

NEW LEASES (17)

135,261 RSF

RENEWALS (6)

295,517 RSF

TOTAL (23)

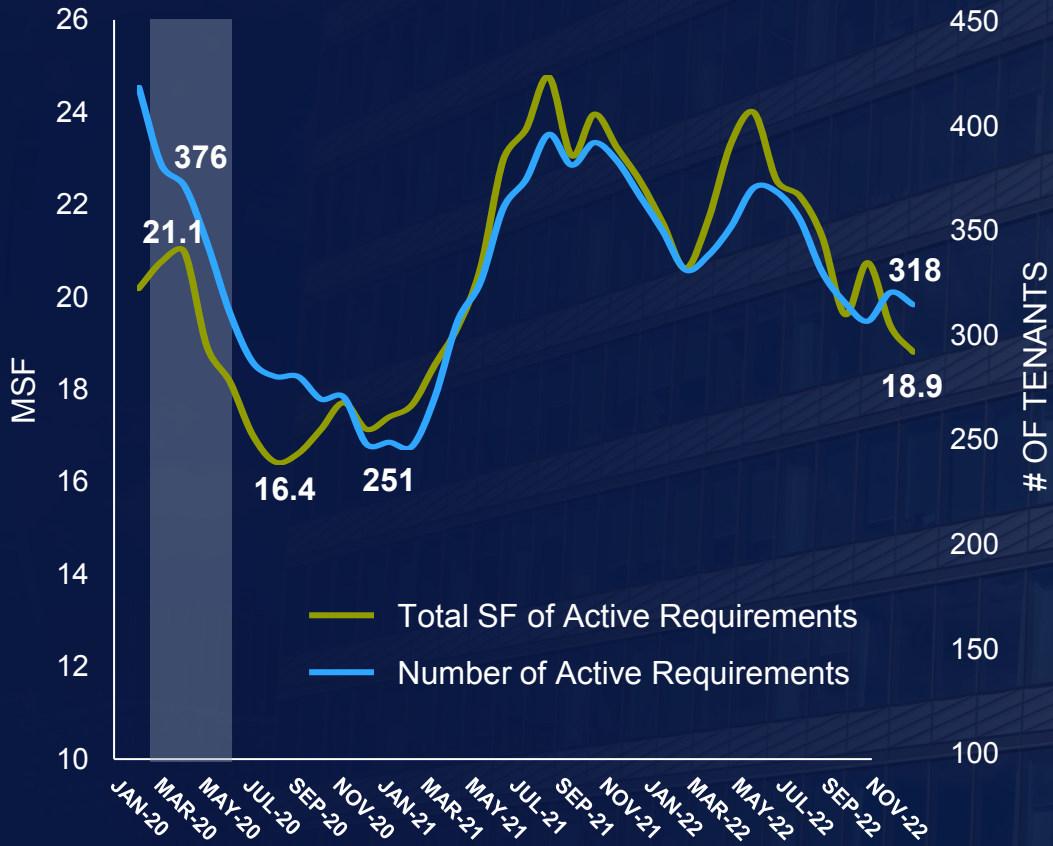
430,778 RSF

SL GREEN FIELD NOTES – MARKET OBSERVATIONS

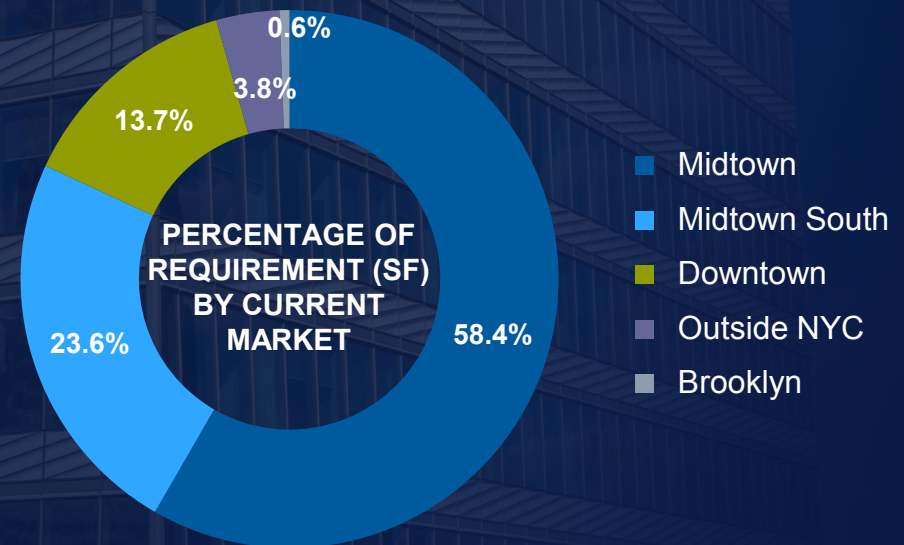
- 2022 year-end leasing velocity projected to be 32M RSF*
- Leasing demand is mostly driven by lease expirations
- Tenant sentiment is more defensive – likely leading to more short term “kick the can” decisions
- Leasing velocity has slowed over the past two months
- New and legacy trophy buildings continue to be in high demand
- East-side access scheduled to open December 2022 – adding +160,000 Long Island commuters to Grand Central Terminal
- Early signs that “Tier 2” and small / medium sized tenant demand is increasing – spaces <10,000 RSF require turn-key or pre-build

CHANGES IN DEMAND – ACTIVE TENANTS IN MARKET

TOTAL SQUARE FOOTAGE OF ACTIVE REQUIREMENTS (MSF)



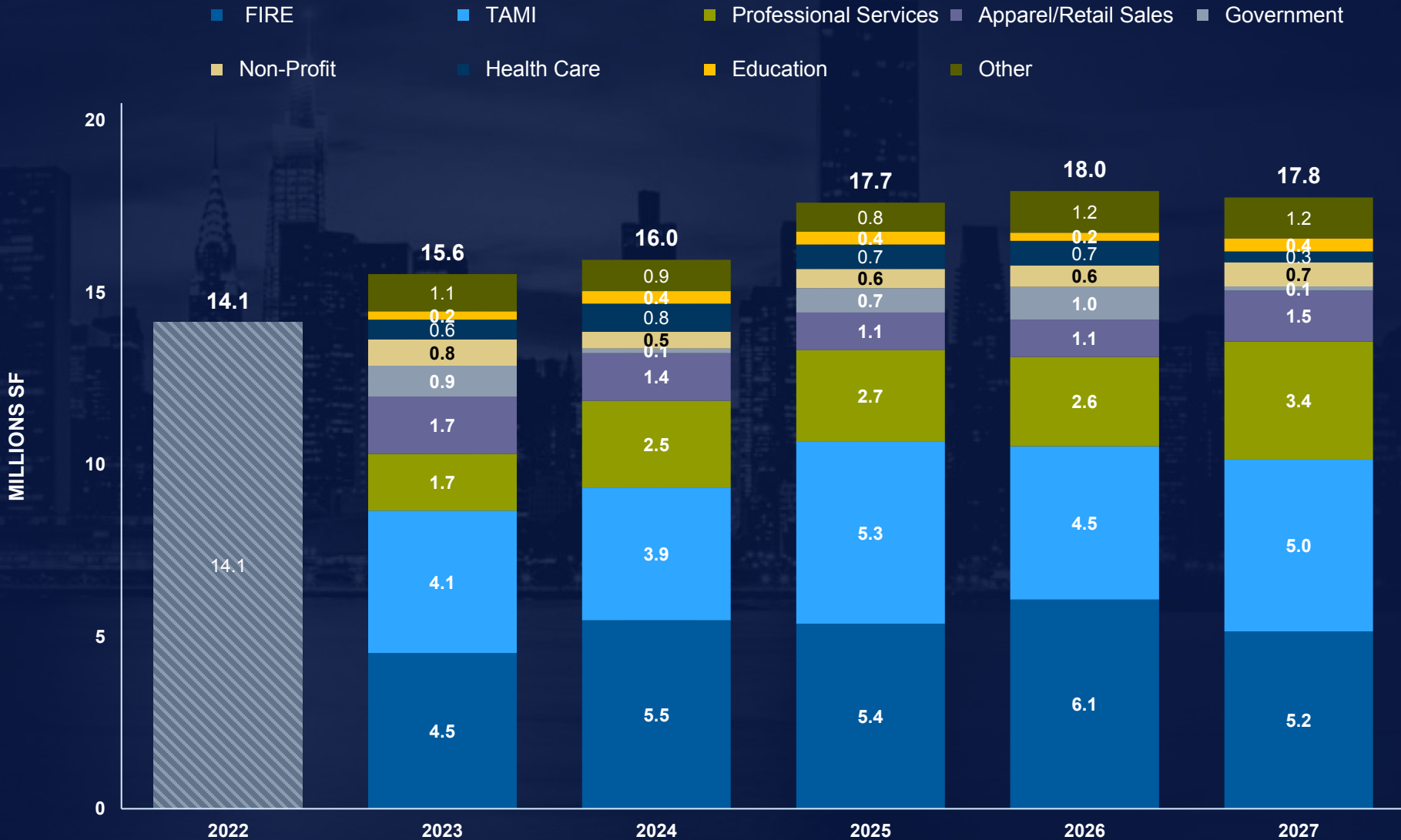
TENANT REQUIREMENTS BY INDUSTRY (MSF)



MANHATTAN EXPIRATIONS BY INDUSTRY

POTENTIAL DEMAND PICTURE 2023 - 2027

17M SF PER YEAR EXPIRES FROM 2023 - 2027



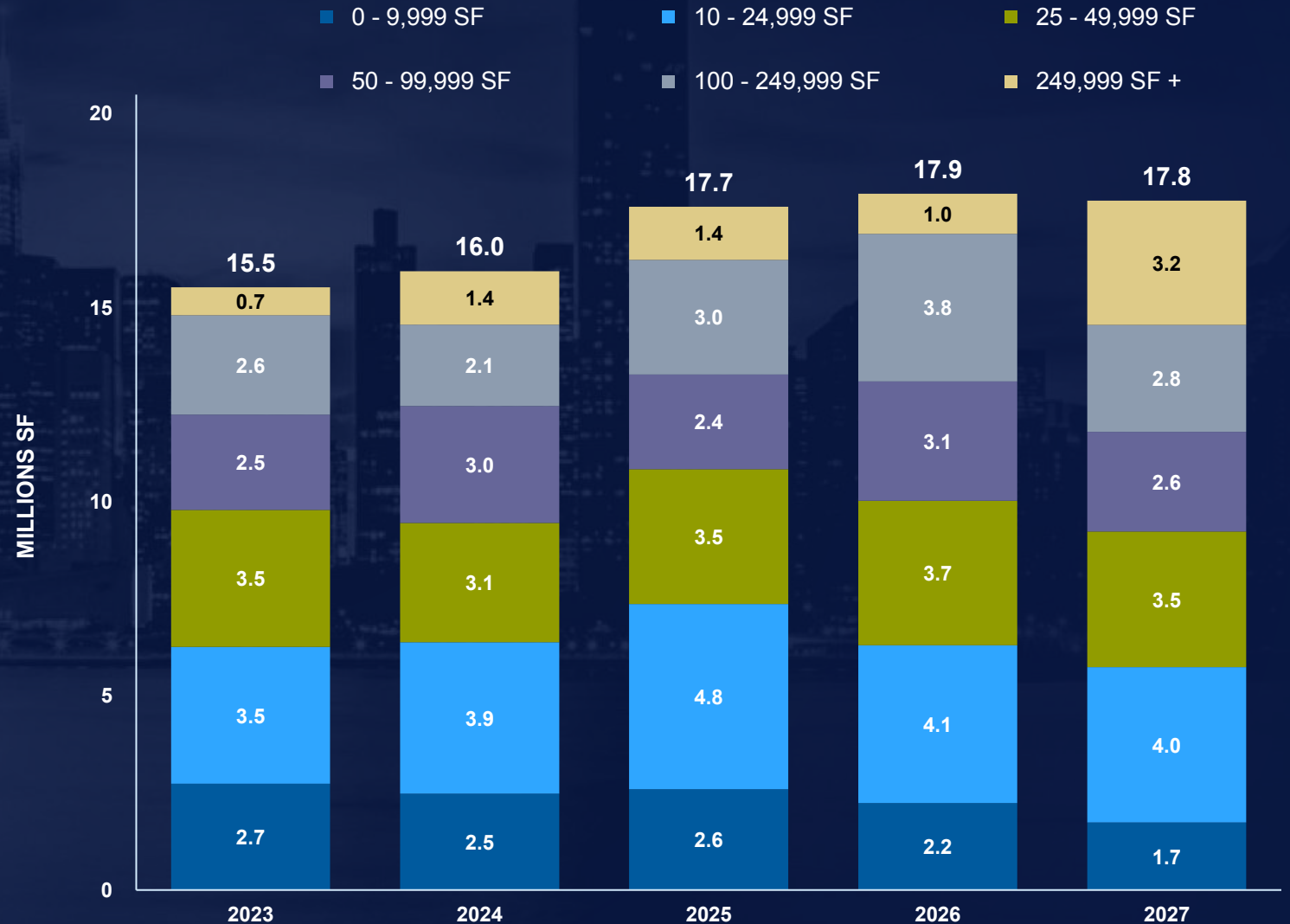
Source: CBRE Research. Data as of October 1, 2022

MANHATTAN EXPIRATIONS BY SIZE

SHALLOW POOL OF EXTREMELY LARGE USERS IN NEAR-TERM

9% OF EXPIRING LEASES BETWEEN 2023 - 27 ARE 250,000 SF OR LARGER

- On average 60% of tenant expirations are between 10,000 - 99,999 SF
- SL Green has 4 high quality buildings with 250,000+ SF availabilities (919 Third Ave, 5 Times Square, One Madison Ave, 245 Park Ave)

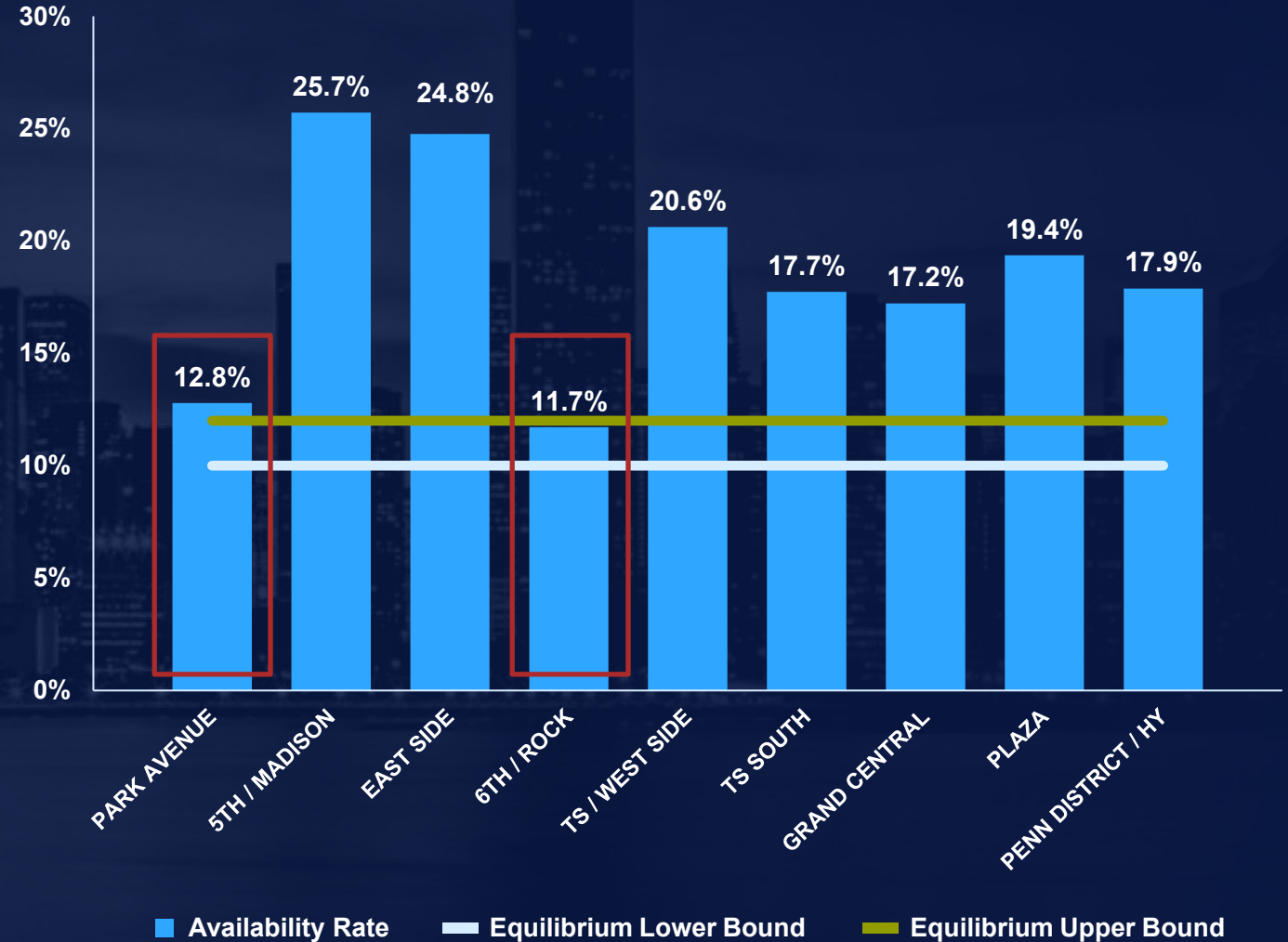


MIDTOWN SUBMARKETS

SOME SUBMARKETS ARE SHOWING RECOVERY

2 OF THE 9 MIDTOWN SUBMARKETS ARE WITHIN 100 BPS OF EQUILIBRIUM RANGE

- Tightening supply has occurred in Park Avenue, 6th / Rock Center submarkets, which are all transit rich locations with a high-abundance of quality buildings



TIER-2 LEASING VOLUME

10.7M SF OF LEASING ACTIVITY THROUGH NOVEMBER 2022 WAS IN TIER-2 BUILDINGS

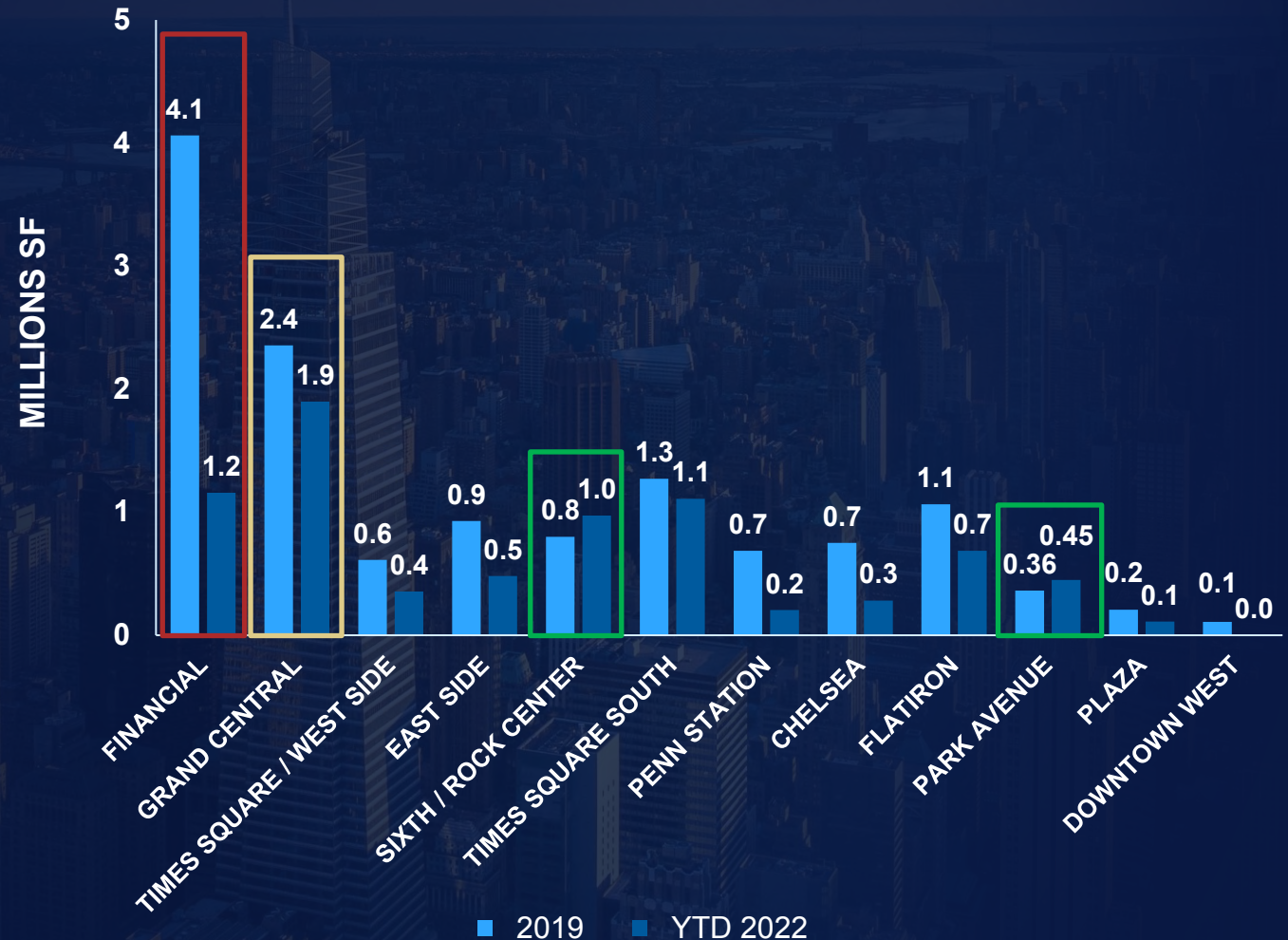
- Tier-2 building leasing is approximately 50% of all new leasing YTD
- Tier-2 building leasing through Q3 2022 has almost reached the year-end total for 2021



TIER-2 LEASING VOLUME BY SUBMARKET

1.9M SF OF LEASING IN GRAND CENTRAL SUBMARKET

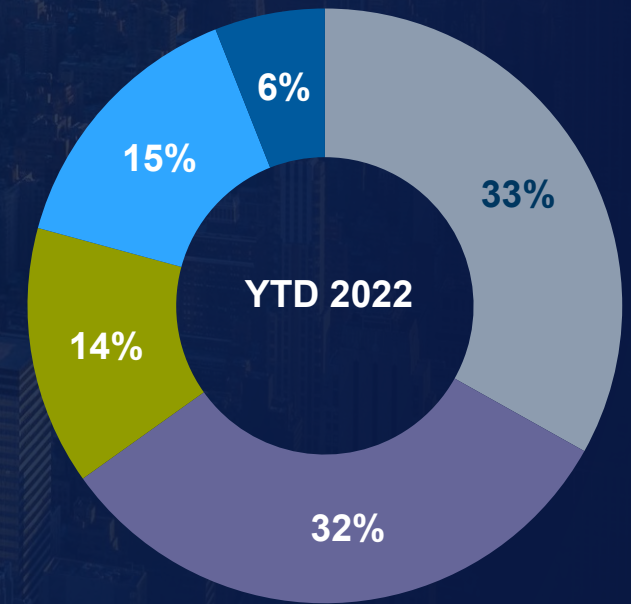
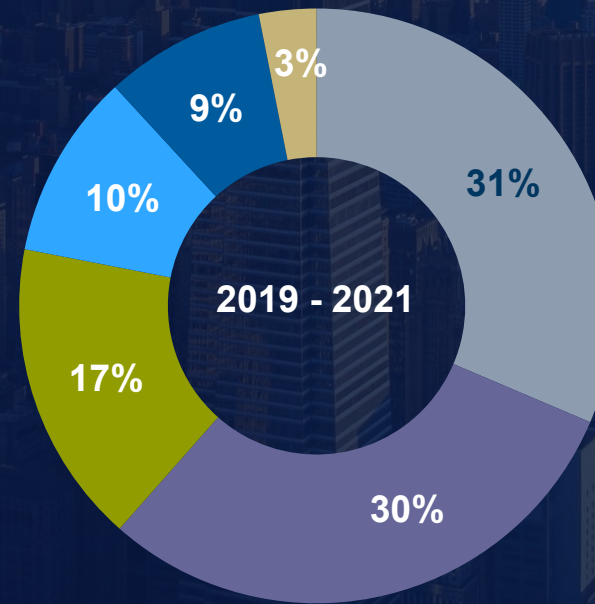
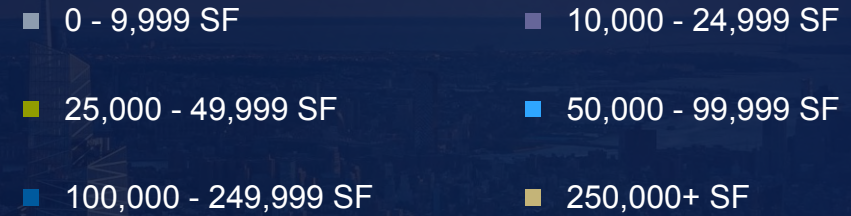
- Tier-2 building leasing has been concentrated in Grand Central and Sixth Avenue / Rockefeller Center submarkets
- Submarkets with close access to transportation, such as Grand Central and Sixth Avenue are in greater demand



TIER-2 LEASING VOLUME BY SIZE RANGE

60%+ OF LEASING IN TIER-2 BUILDINGS OCCURS IN BLOCKS SMALLER THAN 25,000 SF

- 25% of leasing activity in Tier-2 buildings has been financial services



2023 SL GREEN ACTION PLAN

STABILIZED BUILDINGS (+90% OCCUPANCY) - 14.7M SQUARE FEET

| BUILDING | CURRENT OCCUPANCY* |
|----------------------------------|--------------------|
| 220 East 42 nd Street | 93.7% |
| 555 West 57 th Street | 96.8% |
| 100 Church Street | 90.3% |
| 825 Eighth Avenue | 91.7% |
| 1515 Broadway | 99.7% |
| 885 Third Avenue | 91.4% |
| 280 Park Avenue | 97.3% |

| BUILDING | CURRENT OCCUPANCY |
|---------------------------------|-------------------|
| One Vanderbilt Avenue | 99.0% |
| 11 Madison Avenue | 96.4% |
| 711 Third Avenue | 94.7% |
| 304 Park Avenue South | 100.0% |
| 125 Park Avenue | 95.7% |
| 10 East 53 rd Street | 98.1% |

*Leased occupancy as of 11/28/2022

2023 SL GREEN ACTION PLAN

REDEVELOPMENT BUILDINGS

| BUILDING | BUILDING SIZE | OWNERSHIP PERCENTAGE | FEATURES | ACTION PLAN |
|--------------------------------|---------------|----------------------|-------------------------|---|
| 625 Madison Avenue | 563,000 SF | 100% | Plaza Location | Finalize ground rent arbitration Evaluate various future uses |
| | | | Large Vacancy | |
| | | | Obsolete Design | |
| | | | Large Base Floors | |
| 7 Dey Street / 185 Broadway | 50,206 SF | 100% | New Construction | Will be marketed for sale |
| | | | Commuter Access | |
| | | | Healthy Workplace | |
| 750 Third Avenue | 780,000 SF | 100% | Small center-core tower | Strong candidate for full or partial residential conversion Anticipated sale |
| | | | Majority vacant | |
| | | | River Views | |
| | | | Commuter Access | |

2023 SL GREEN ACTION PLAN

REDEVELOPMENT BUILDINGS

| BUILDING | BUILDING SIZE | OWNERSHIP PERCENTAGE | FEATURES | ACTION PLAN | |
|-----------------|---------------|----------------------|---------------------------|-------------------------------------|--|
| 2 Herald Square | 369,000 SF | 51% | Shallow Floors | <input checked="" type="checkbox"/> | WeWork expected to surrender of 184,000 RSF Likely conversion to residential, extended stay or expansion of dormitory use |
| | | | Architectural Interest | <input checked="" type="checkbox"/> | |
| | | | Proven Dormitory Success | <input checked="" type="checkbox"/> | |
| | | | Commuter Access | <input checked="" type="checkbox"/> | |
| | | | Large Vacancy | <input checked="" type="checkbox"/> | |
| 245 Park Avenue | 1,782,793 SF | 100% | Grand Central Convenience | <input checked="" type="checkbox"/> | Comprehensive redevelopment including new plaza, lobby, elevator cabs and amenities |
| | | | Side Core Floors | <input checked="" type="checkbox"/> | |
| | | | Excellent Views | <input checked="" type="checkbox"/> | |
| 450 Park Avenue | 337,000 SF | 25.1% | Plaza Location | <input checked="" type="checkbox"/> | New lobby and tenant-only wellness center |
| | | | Trophy Quality | <input checked="" type="checkbox"/> | |
| | | | Efficient Floors | <input checked="" type="checkbox"/> | |

2023 SL GREEN ACTION PLAN

ONE MADISON AVENUE

1,396,426 SF

25.5% OWNERSHIP PERCENTAGE

- 55% pre-leased
- 2 Tower floor leases pending
- Retail leases pending with 2 restaurants and gourmet market JV partner
- Finalize rooftop design for upscale event space
- Secure 2nd podium anchor tenant



2023 SL GREEN ACTION PLAN

5 TIMES SQUARE

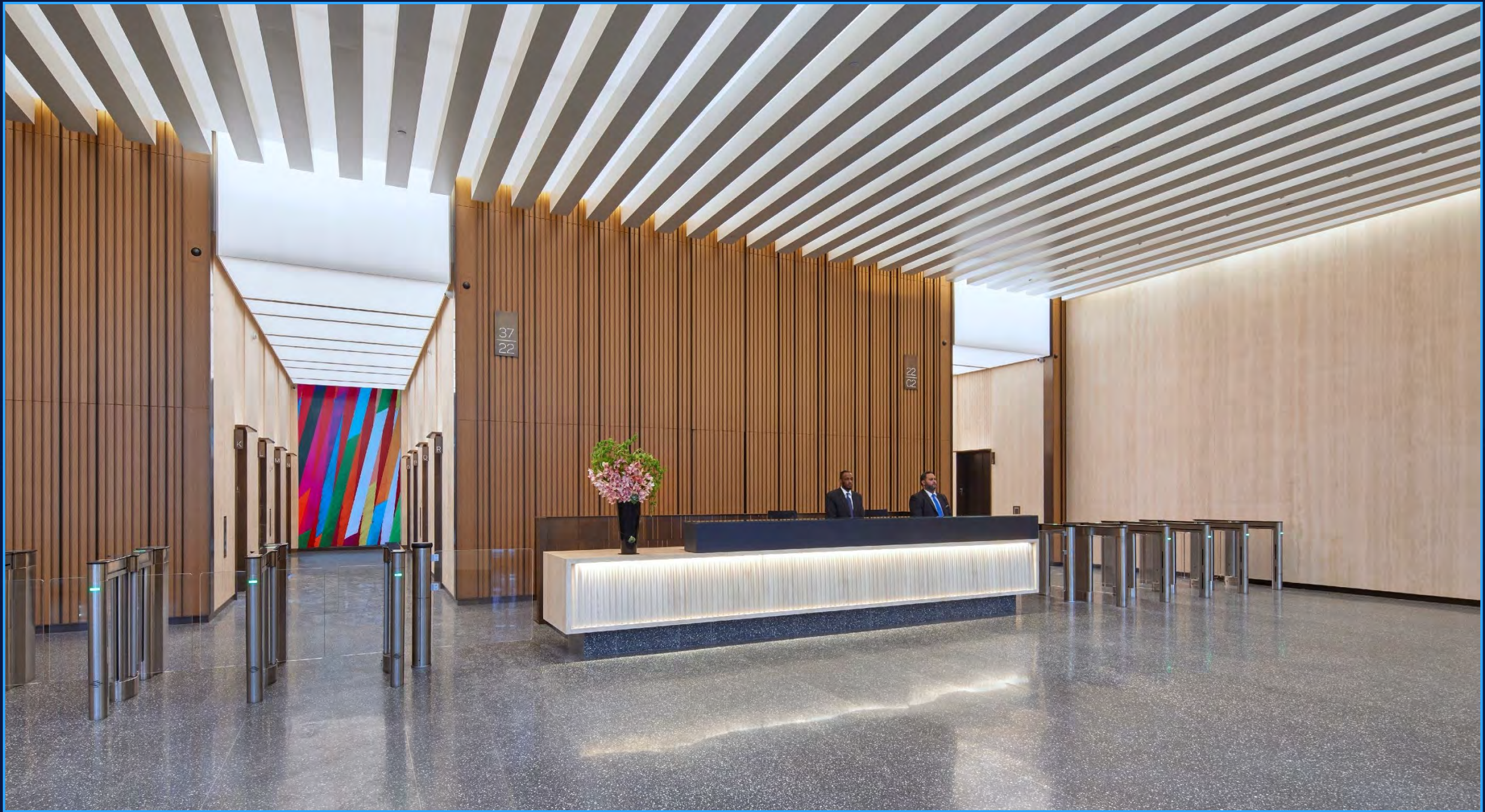
1,127,931 SF

31.55% OWNERSHIP PERCENTAGE

ALL FUTURE CAPITAL IS FULLY FUNDED

- Execute David Rockwell redesign of 32,000 RSF Amenity Floor
- Secure operator for full floor conference center
- Redesign static and LED super signage
- Initiate comprehensive “reintroduction” marketing campaign

















2023 SL GREEN ACTION PLAN

FOCUS BUILDINGS

| BUILDING | CURRENT OCCUPANCY | PRE-COVID OCCUPANCY | LEASING PLAN |
|-----------------------------|-------------------|---------------------|--|
| 919 Third Avenue | 79.0%* | 100.0% | New lobby and elevator cabs • Ideal for law firms seeking one-size office design |
| 800 Third Avenue | 85.9% | 96.2% | Best value on Third Avenue |
| 100 Park Avenue | 84.3% | 85.9% | New 10,000 SF tenant lounge |
| 461 Fifth Avenue | 80.3% | 93.8% | Target boutique financial services with high design pre-build and build-to-suit floors |
| 1350 Avenue of the Americas | 88.1% | 93.0% | Aggressive pre-build and build-to-suit program |
| 1185 Avenue of the Americas | 69.3% | 92.7% | Most competitive rents in active submarket |
| 420 Lexington Avenue | 85.0% | 95.5% | New 10,000 SF conference center • In-building Equinox Direct Grand Central connection |
| 485 Lexington Avenue | 76.6% | 90.4% | Grand Central convenience • Value rents |
| 810 Seventh Avenue | 86.5% | 95.2% | New 23,000 SF conference center |

*Leased occupancy as of 3/1/23

BRETT HERSCHENFELD

EXECUTIVE VICE PRESIDENT





TIMES SQUARE

A VITAL PLAN FOR THE WORLD'S TOP TOURIST ATTRACTION


Critics Pick

"A DOSE OF PURE JOY."

The New York Times



NOW PLAYING AT THE BOOTH THEATRE
★ KimberlyAkimbo.com ★

Paramount

CBS NEWS

CBS NEWS

CBS NEWS

SKECHERS

"MEET YOUR NEW FAVORITE MUSICAL!"
Kimberly Akimbo
NOW PLAYING AT THE BOOTH THEATRE

FLAGSHIP RETAIL SPACE FOR 1 FASE

Escape

PGIM

freshdirect

SAMSUNG
Respect design. Intelligent wash.

Coca-Cola

A DOSE OF PURE JOY



THE CROSSROADS
OF THE WORLD



CAESARS PALACE
TIMES SQUARE





2022



The All-electric Kia EV6



PAULO LONDRA

THE NEW ALBUM Back to the Game



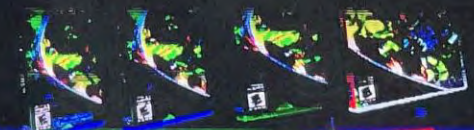
WARRIORS OF FUTURE



THE

THE LOW KING

SONIC FRONTIERS



AVAILABLE NOVEMBER 8, 2022



Paramount

LINE FRIENDS NEW YORK

LINE FRIENDS NE

SNEECHERS

TISSOT

25



2022
Happy New Year
Coca-Cola

airasia.com

CAESARS PALACE
TIMES SQUARE

THE CROSSROADS
OF THE WORLD

THE LION KING

CAESARS
PALACE

CAESAR
PALACE
TIMES SQUARE



WE ARE ALL CAESARS

CAESARS PALACE
TIMES SQUARE

CAESARS PALACE

CAESARS PALACE
TIMES SQUARE







GAMING PARTNER

CAESARS

ENTERTAINMENT®

CAESARS
PALACE

CAESARS
REWARDS®

 CAESARS
SPORTSBOOK
& CASINO

WHY CAESARS?

- ▶ Caesars is the only operator that makes sense because:
 - ▶ Publicly-traded (NYSE: CZR) since 2013 with current management team
 - ▶ Understand urban gaming and positive economic impact on neighborhood
 - ▶ Mission and values shared by SLG including employment, community impact, and responsible gaming
- ▶ Unparalleled scale, experience, and resources
 - ▶ North American gaming leader in # of properties, # of rooms, revenues (ann.), and entertainment shows (ann.)
- ▶ Vetted and licensed by New York Gaming Commission
 - ▶ Top 3 player in New York sports betting
- ▶ Largest global Rewards Program to drive tourism to Times Square
 - ▶ 60+ million loyalty program members



**ENTERTAINMENT
PARTNER**

ROCNATION

INTRODUCTION TO **ROCNATION**

- ▶ World's preeminent entertainment company founded by **Jay-Z**
- ▶ New York City Ambassadors
- ▶ In partnership with Times Square Alliance, Broadway, and other Times Square Stakeholders:
 - ▶ Re-imagine entertainment programming in Bow-Tie
 - ▶ Drive global recognition and tourism
 - ▶ Make Times Square inviting to New Yorkers

“New York is a beacon, the epicenter of culture. We have the opportunity to create a destination at the heart of Times Square, the true crossroads of the world, **stated Shawn “JAY-Z” Carter.** “My partnership with SL Green and Caesars, this coalition, has all the promise and commitment to economic opportunity, growth and enrichment for the community, and everyone that visits the Empire State.”



**CAESARS
PALACE®**
TIMES SQUARE



'S

NY®



| | # ASSETS | RSF |
|--------------------------|-----------|--------------|
| ■ CURRENT PROPERTIES | 5 | 4.0M |
| ■ DEBT INVESTMENTS | 1 | 0.3M |
| CURRENT PORTFOLIO | 6 | 4.3M |
| ■ SOLD PROPERTIES | 7 | 3.8M |
| ■ PRIOR DEBT INVESTMENTS | 5 | 4.2M |
| TOTAL FOOTPRINT | 18 | 12.3M |

SECURING THE FUTURE OF NY'S MOST IMPORTANT TOURIST MAGNET

- ▶ World's top tourist attraction – Crossroads of the World
- ▶ Casino will generate **>7M net new visitors**
- ▶ Drive consumer spending to local retailers, restaurants, hotels, & Broadway
- ▶ Public-private partnership to:
 - ▶ Enhance security, safety, & sanitation
 - ▶ Implement congestion mitigation plan based on technological solutions
- ▶ Use consistent with the intent of local zoning



THE TIMES SQUARE ECONOMIC IMPACT

DRIVING CONSUMER SPENDING OFF-SITE THE “HALO EFFECT” – ANNUALLY

| | |
|-----------------------------------|--|
| Hotels | 636K Manhattan hotel room nights outside the casino hotel → 1,300 jobs at existing hotels (excl. 1515 Broadway) |
| Restaurants | 7M meals outside the casino → 2,900 jobs at existing bars and restaurants |
| Retail | \$166M in retail purchases outside the casino → 850 jobs at existing retail stores |
| Non-Broadway Entertainment | \$55M in other non-Broadway entertainment → 450 non-theater entertainment jobs |
| Transportation | \$95M in local transportation spending → 800 NYC jobs |

BENEFITS TO BROADWAY

Halo Effect

- ▶ Casino visitors would purchase over **400K** Broadway Theater tickets annually (net new)
- ▶ Over **\$65M** in new annual ticket sales
- ▶ Supports **500** Theater District jobs

Caesars Palace Times Square Committed Investment to Broadway

- ▶ Improvements to Broadway Theaters and rehearsal facilities that otherwise do not have resources
- ▶ Resort patrons receive Broadway tickets pre-purchased by casino
- ▶ Committed tickets for children and families in underserved communities
- ▶ Day care facility within Times Square to support working Broadway parents
- ▶ Funding for annual mental health awareness program for Broadway union members
- ▶ Funding for youth educational programs to foster future for actors, stagehands, makeup artists, etc.
- ▶ Dedicated annual revenue stream for Broadway union members for continuing education

\$117.5M

10-year Broadway Investment



PUBLIC-PRIVATE PARTNERSHIP

PUBLIC-PRIVATE PARTNERSHIP TO ENHANCE QUALITY-OF-LIFE FOR ALL

- ▶ Public & private sectors worked together to save Times Square in the past... **we need to work together to secure its future**
- ▶ Committed annual capital funding for quality-of-life initiatives to rally local stakeholders – landlords, hospitality, theater, entertainment and office



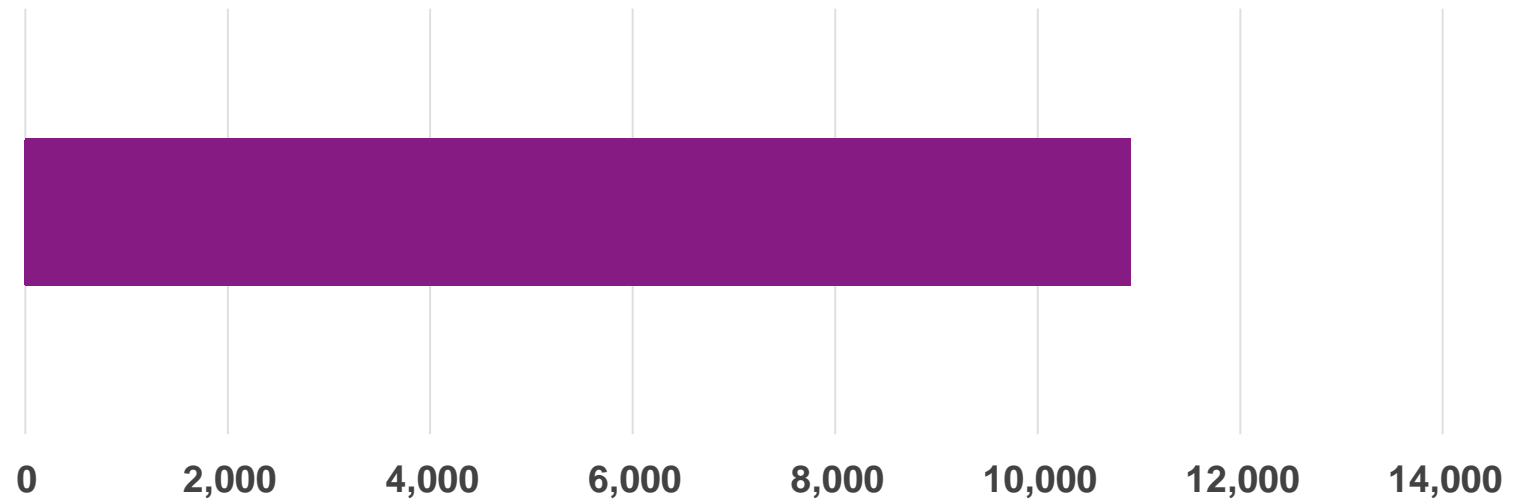
ISSUES DRIVING CONGESTION

- ▶ **Goal: Increase foot traffic while reducing congestion**
- ▶ Walking vs driving
- ▶ Quality of pedestrian life
- ▶ No use of technology such as mobile apps or real-time notifications
- ▶ For-hire cars drop off right in front of buildings
- ▶ Traffic grid measures created more traffic
- ▶ Lack of funding for traffic personnel where needed

PEAK PERIOD BENEFITS INCLUDING CASINO TRAFFIC

Traffic Arriving between 5 and 7 PM

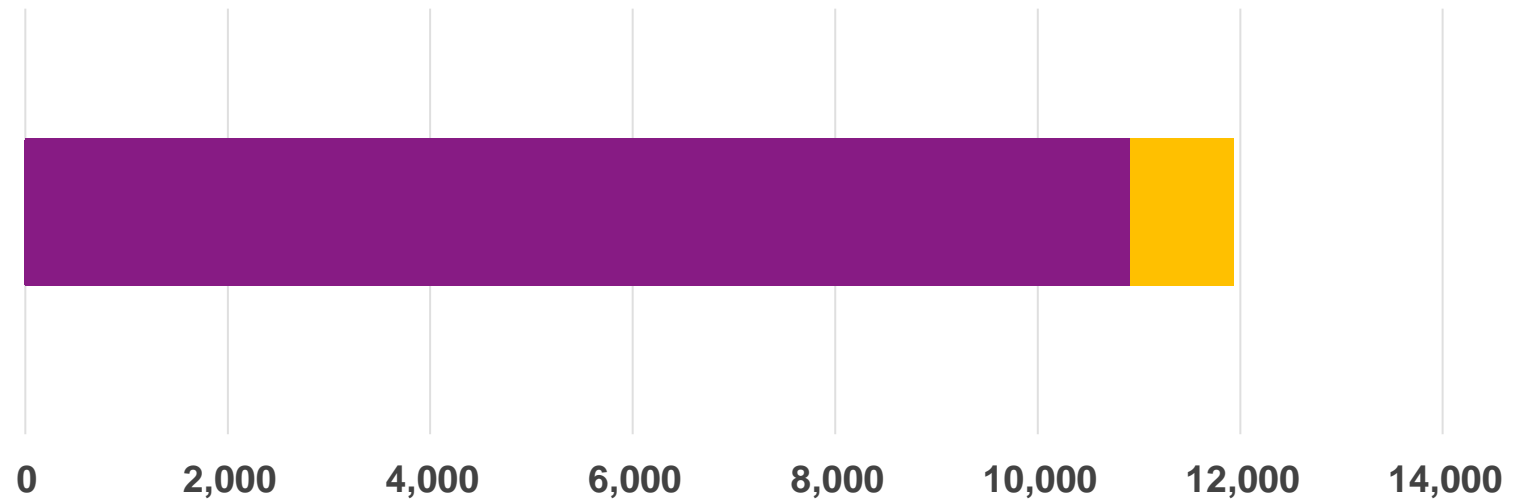
TIMES SQUARE
Existing Sub-Area



PEAK PERIOD BENEFITS INCLUDING CASINO TRAFFIC

Traffic Arriving between 5 and 7 PM

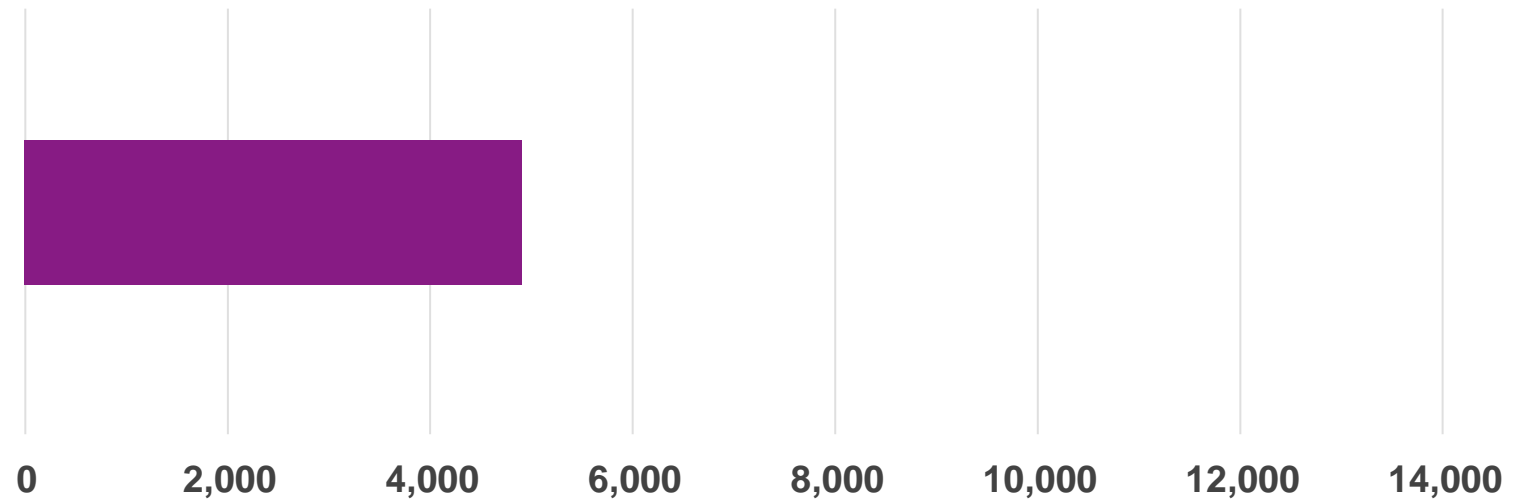
TIMES SQUARE
Future with Casino
(9% increase
without Benefits)



PEAK PERIOD BENEFITS INCLUDING CASINO TRAFFIC

Traffic Arriving between 5 and 7 PM

TIMES SQUARE
Future with all Benefits



EARLY SUPPORTERS

ALICART
RESTAURANT GROUP®

CARMINES
ESTABLISHED
- 1990 -

BACALL'S
FAMILY STEAKHOUSE

VIRGIL'S
REAL BARBECUE

Peter Luger
EST. 1887
STEAK HOUSE

LOCAL **802** AFM

USA Brooklyn
DINER
THE FINER DINER

cafe
FIORELLO
A Lincoln Center Institution, est. 1974

Redeye
GRILL

ACTORS' EQUITY
ASSOCIATION 1913

DOMINIQUE ANSEL
BAKERY

BOND45
New York ITALIAN KITCHEN & BAR

HAN NYC
HOTEL ASSOCIATION OF NEW YORK CITY



ROCNATION

NY BC NEW YORK BUILDING CONGRESS

BTEA
THE ASSOCIATION OF
NEW YORK'S LEADING CONTRACTORS

WYNDHAM
HOTELS & RESORTS

TRATTORIA
DELL'ARTE

USA Brooklyn
OELI

THE
FIREMAN
HOSPITALITY
GROUP

MARGARITAVILLE
Resort
TIMES SQUARE

pelé
SOCCER



sohproperties

THE RIBBON

CAROLINES
ON BROADWAY

LOS TACOS No. 1
ASADA + POLLO + ADOBADA + NO PAL

SUPPORT QUOTES

“Our members need housing we can afford in New York City, and this is the only plan that puts a casino in a part of the city where it belongs and **won't take away land that should go to housing.**”

— Chaz Rynkiewicz, Vice President, Laborers' Local 79



“We expect all of the gaming proposals to use union labor, but we specifically chose to support SLGreen and Caesars because we believe **a Times Square casino will have the most and best impact** on the city we love.”

— Mike McGuire, Director, Mason Tenders



“We need a massive infusion of tourists and day trippers – and this proposed Times Square casino would do that lifeline. It would generate demand for nearly 6 million new meals at local restaurants outside of the casino itself. We feel this proposal is **the key to increasing tourism, making Times Square safer**, and it's exactly the economic driver we need to not only recover but **to grow, prosper and create new jobs.**”

ALICART
RESTAURANT GROUP®



— Jeff Bank, CEO and President,
Alicart Restaurant Group

“When I heard about the gaming proposal for Times Square I got really excited – we need something like this in the area to bring people back, to bring in tourists, to create jobs for my friends and this community, to boost foot traffic and to support the restaurants and other businesses. It's why I joined the coalition – because something needs to be done in Times Square and **this proposal is by far the best thing I've heard about**, which addresses the situation – and I think **it would be a big plus for New York City.**”

— James, Hell's Kitchen Resident of 20 Years

Residence: Manhattan Plaza
(400 West 43rd Street)

NYC Manhattan 4
Community Board

“Since the pandemic, the neighborhood in Times Square has changed. The **security investments are important** to the workers and it's important to the community at large.”

— Brandon Lorenz, Communications Director, Actors' Equity



“We believe this is the best proposal out there. When you talk to anybody in the hotel association in New York City – a casino will obviously bring thousands of new overnight tourists to Times Square. We need a **long term, sustainable plan for tourism in Times Square** – we believe that SL Green and Caesars have that right plan, and it is the best plan out there. It would be a **tremendous lift** not only for Wyndham but **for all hotels in the Times Square neighborhood.**”

— Geoff Ballotti, President & CEO, Wyndham Hotels & Resorts

WYNDHAM
HOTELS & RESORTS

SUPPORT QUOTES

“We expect all of the gaming proposals to use union labor, but we specifically chose to support SLGreen and Caesars because we believe **a Times Square casino will have the most and best impact** on the city we love.”

— Mike McGuire, Director, Mason Tenders



“Our members need housing we can afford in New York City, and this is the only plan that puts a casino in a part of the city where it belongs and **won't take away land that should go to housing.**”

— Chaz Rynkiewicz, Vice President, Laborers' Local 79



“We need a massive proposed Times Square demand for nearly of the casino itself. **tourism, making T driver we need to new jobs.**”

ALICART
RESTAURANT GROUP

Times Square I got really to bring people back, and this community, to and other businesses. needs to be done **best thing I've heard it would be a big plus**

Kitchen Resident of 20 Years
Manhattan 4
Community Board

“Since the pandemic, the neighborhood in Times Square has changed. The **security investments are important** to the workers and it's important to the community at large.”

— Brandon Lorenz, Communications Director, Actors' Equity



“We believe this is the best proposal out there. When you talk to anybody in the hotel association in New York City – a casino will obviously bring thousands of new overnight tourists to Times Square. We need a **long term, sustainable plan for tourism in Times Square** – we believe that SL Green and Caesars have that right plan, and it is the best plan out there. It would be a **tremendous lift** not only for Wyndham but **for all hotels in the Times Square neighborhood.**”

— Geoff Ballotti, President & CEO, Wyndham Hotels & Resorts

WYNDHAM
HOTELS & RESORTS



TOM REEG

CEO, Caesars Entertainment



ROBERT SCHIFFER

EXECUTIVE VICE PRESIDENT



An aerial photograph of a dense urban skyline, likely New York City, featuring numerous skyscrapers and buildings. A semi-transparent blue horizontal band is overlaid across the center of the image. The text "ONE MADISON AVENUE" is written in large, bold, white, sans-serif capital letters across this band. The background shows a mix of architectural styles, with some buildings having ornate details and others being more modern glass-fronted structures. A body of water is visible in the upper portion of the image, and a park with green trees is visible in the lower-left corner.

ONE MADISON AVENUE





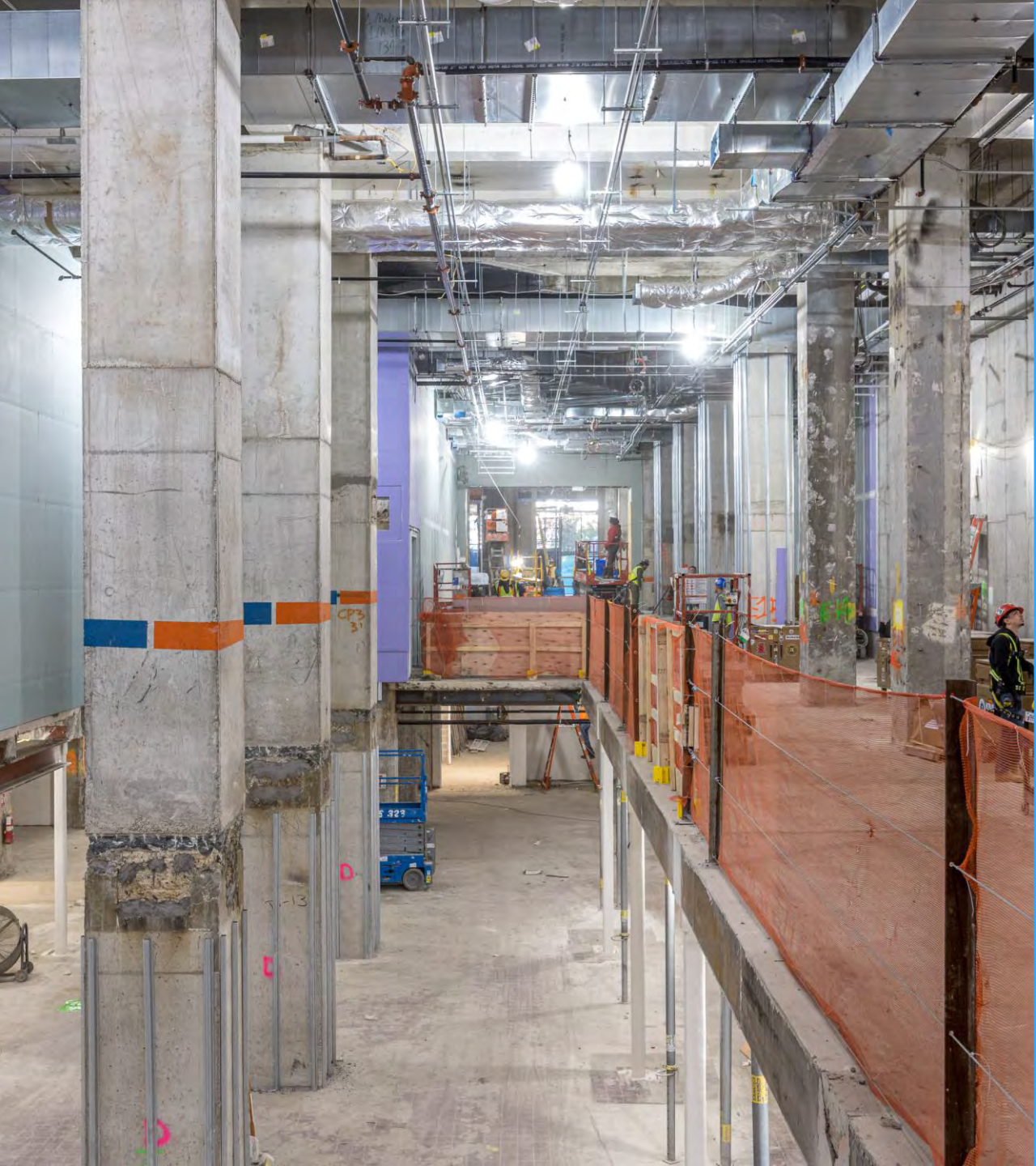
















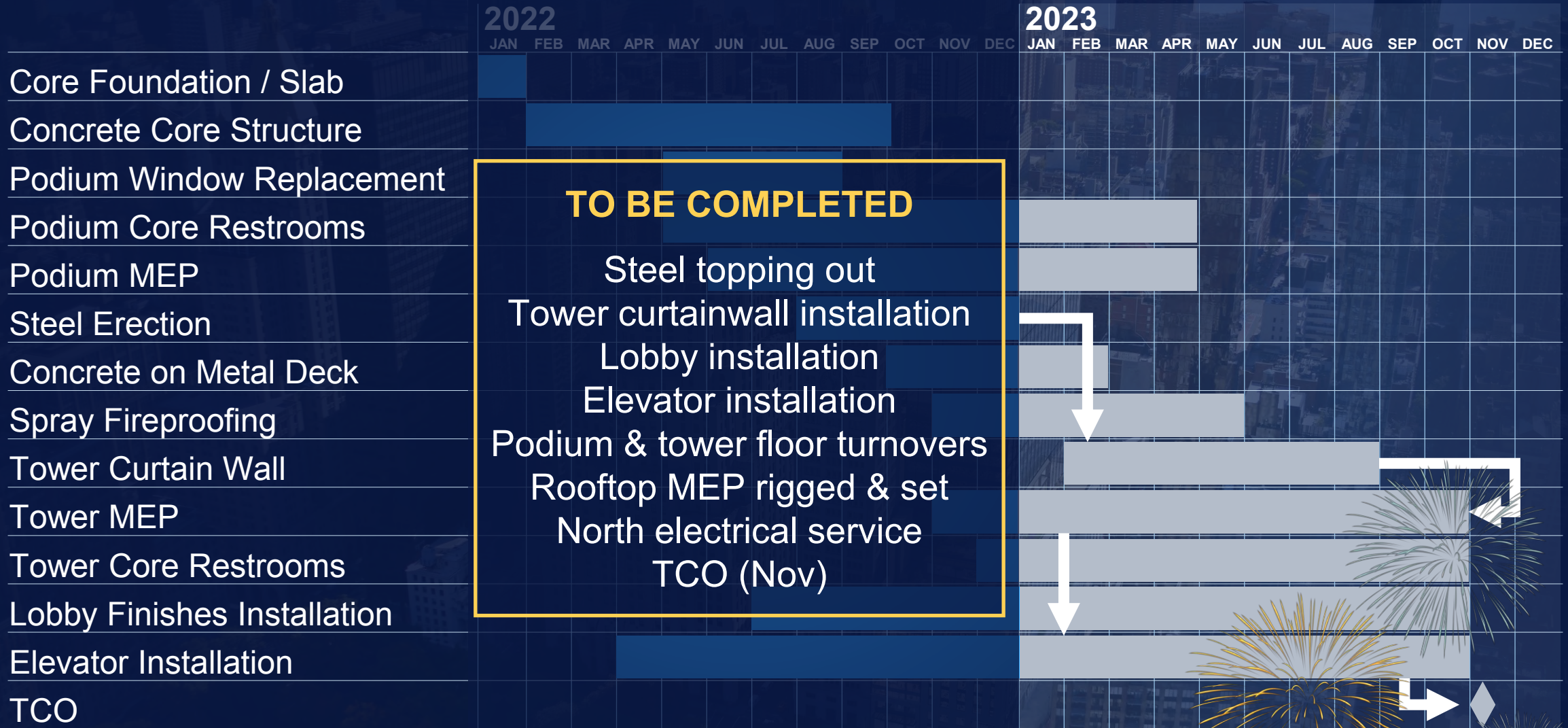
CRITICAL PATH TO TCO



COMPLETED

- Core foundation / slab
- Concrete core
- Structural steel to Level 25
- Podium windows
- Podium elevator rails & platforms
- Chillers rigged and set
- Lobby AHU rigged and set
- South electrical service

CRITICAL PATH TO TCO



TO BE COMPLETED

Steel topping out
 Tower curtainwall installation
 Lobby installation
 Elevator installation
 Podium & tower floor turnovers
 Rooftop MEP rigged & set
 North electrical service
 TCO (Nov)



SOURCES AND USES / BUDGET

| PROJECT USES | \$ in 000s |
|--|--------------------|
| TOTAL LEVERED USES | \$2,287,249 |
| Land, Building, Air Rights | \$900,000 |
| Hard and Soft Costs | |
| GMP: Hard Costs / Contingency | 561,823 |
| Other Hard Costs | 27,715 |
| Owner's Hard Cost Contingency | 55,753 |
| Soft Costs | 63,109 |
| TOTAL HARD AND SOFT COSTS | \$708,400 |
| Leasing and Marketing Costs | |
| Tenant Improvements | 142,391 |
| Leasing Commissions | 103,867 |
| Marketing & Legal Leasing | 17,798 |
| TOTAL LEASING AND MARKETING COSTS | \$264,056 |
| Other Costs | |
| Deficit Ops & Taxes | 106,704 |
| Development Fee & DPE | 70,319 |
| Project Contingency | 87,313 |
| Misc. Costs | 8,321 |
| TOTAL OTHER COSTS | \$272,657 |
| TOTAL UNLEVERED USES | \$2,145,112 |
| Financing Costs | 64,896 |
| Interest Costs | 77,240 |

| PROJECT SOURCES | \$ in 000s |
|---|--------------------|
| TOTAL SOURCES | \$2,287,249 |
| Construction Loan | \$1,250,000 |
| TOTAL DEBT | \$1,250,000 |
| SLG Equity | 276,092 |
| Partner Equity (NPS, Hines, International Investor) | 761,157 |
| TOTAL EQUITY | \$1,037,249 |

100% OF TRADES BOUGHT OUT

20% OF TRADES AWARDED TO MINORITY AND WOMEN-OWNED BUSINESSES

EQUITY PARTNERS FUND \$577M TO SLG AT TCO

PROJECTED \$60M PROJECT SAVINGS

2022 LEASING ACCOMPLISHMENTS



TOWER

| FLOOR | FL TO FL HEIGHT | RSF / FLOOR |
|--------------|-----------------|-------------|
| PENTHOUSE | 18' - 0" | 18,476 |
| 26 (Terrace) | 16' - 0" | 28,903 |
| 25 (Terrace) | 14' - 3" | 31,310 |
| 24 | 14' - 3" | 35,898 |
| 23 | 14' - 3" | 35,898 |
| 22 | 14' - 3" | 35,898 |
| 21 | 14' - 3" | 35,898 |
| 20 | 14' - 3" | 35,898 |
| 19 | 14' - 3" | 35,898 |
| 18 | 14' - 3" | 35,898 |
| 17 | 14' - 3" | 35,898 |
| 16 | 14' - 3" | 35,898 |
| 15 | 14' - 3" | 35,898 |
| 14 | 14' - 3" | 35,898 |

GARDEN

| | | |
|--------------|----------|------------|
| 12 | 26' - 0" | MECHANICAL |
| 11 (Terrace) | 22' - 0" | 24,366 |
| 10 (Terrace) | 22' - 0" | 31,808 |

PODIUM

| | | |
|-------------|----------|--------|
| 9 | | 87,160 |
| 8 | | 92,064 |
| 7 | 13' - 0" | 92,663 |
| 6 | 12' - 0" | 92,663 |
| 5 | 12' - 0" | 92,663 |
| 4 | 12' - 0" | 92,663 |
| 3 (Terrace) | 12' - 0" | 92,321 |
| 2 | 12' - 0" | 84,200 |

GRADE RETAIL

| | | |
|---|----------|--------|
| 1 | 23' - 4" | 38,277 |
|---|----------|--------|

BELOW GRADE

| | | |
|----|----------|--------|
| B1 | 12' - 4" | 45,620 |
| B2 | 12' - 0" | 51,207 |

2022 LEASING ACCOMPLISHMENTS



| EXECUTED LEASES | RSF | % |
|------------------------------|----------------|--------------|
| Chelsea Piers | 72,404 | 5.2% |
| IBM | 327,869 | 23.7% |
| Franklin Templeton | 347,447 | 25.1% |
| TOTAL EXECUTED LEASES | 747,720 | 54.1% |

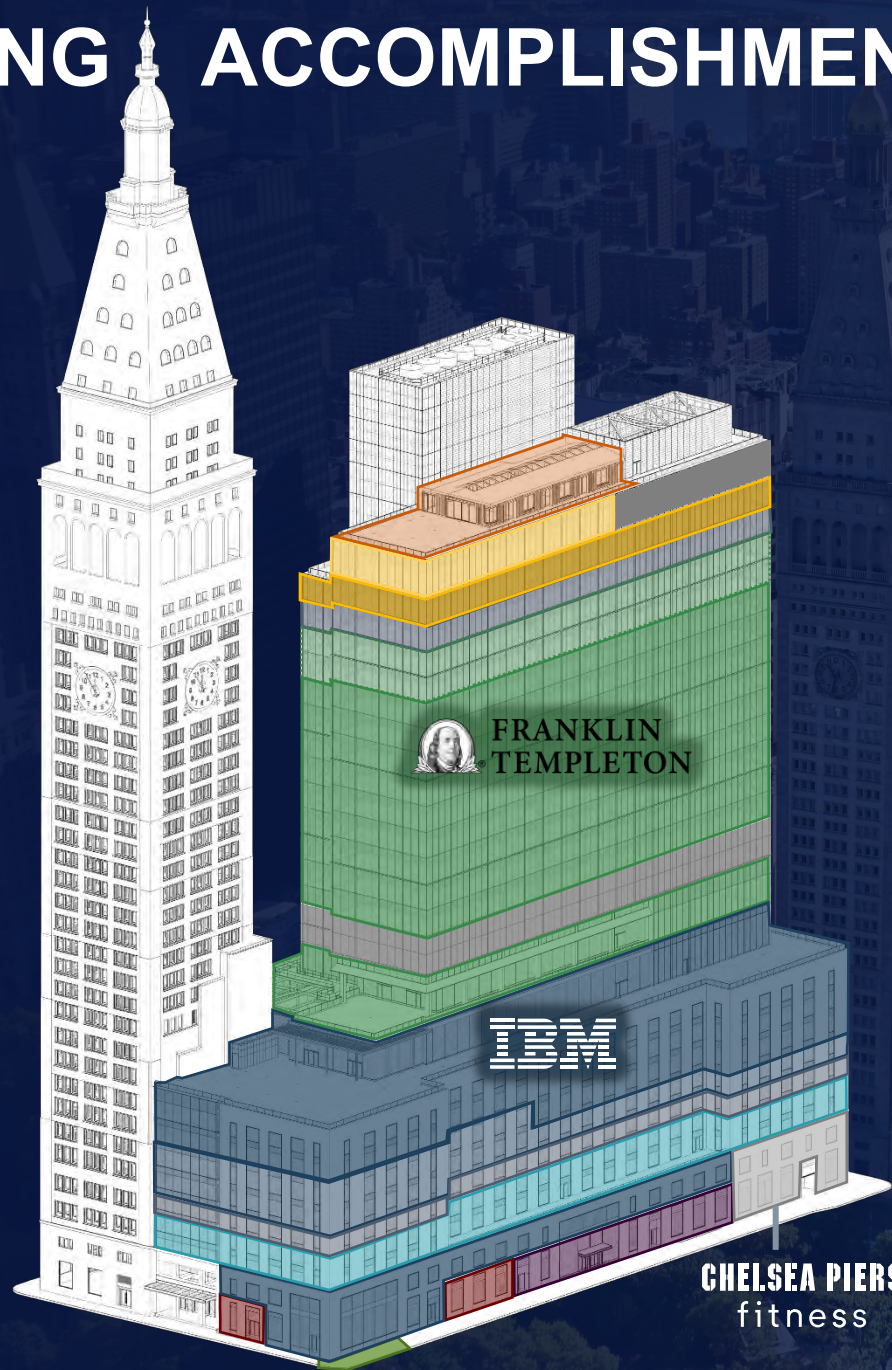
| PENDING LEASES | RSF | % |
|--|----------------|--------------|
| Entire 27 th Floor | 18,476 | 1.3% |
| Entire 26 th Floor | 28,903 | 2.1% |
| Retail / Restaurant | 16,717 | 1.2% |
| Partial B2 Floor | 7,129 | 0.5% |
| TOTAL EXECUTED & PENDING LEASES | 818,945 | 59.3% |

| 2023 GOAL LEASES | RSF | % |
|--|------------------|--------------|
| Entire 4 th Floor | 92,663 | 6.7% |
| Entire 3 rd Floor | 92,321 | 6.7% |
| TOTAL EXECUTED, PENDING & GOAL LEASES | 1,003,928 | 72.7% |

| | | |
|----------------------------------|----------------|--------------|
| REMAINING SPACE AVAILABLE | 377,775 | 27.3% |
|----------------------------------|----------------|--------------|

| | | |
|--------------------------|------------------|---------------|
| TOTAL OFFICE AREA | 1,381,704 | 100.0% |
|--------------------------|------------------|---------------|

2022 LEASING ACCOMPLISHMENTS



| EXECUTED LEASES | RSF | % |
|------------------------------|----------------|--------------|
| Chelsea Piers | 72,404 | 5.2% |
| IBM | 327,869 | 23.7% |
| Franklin Templeton | 347,447 | 25.1% |
| TOTAL EXECUTED LEASES | 747,720 | 54.1% |

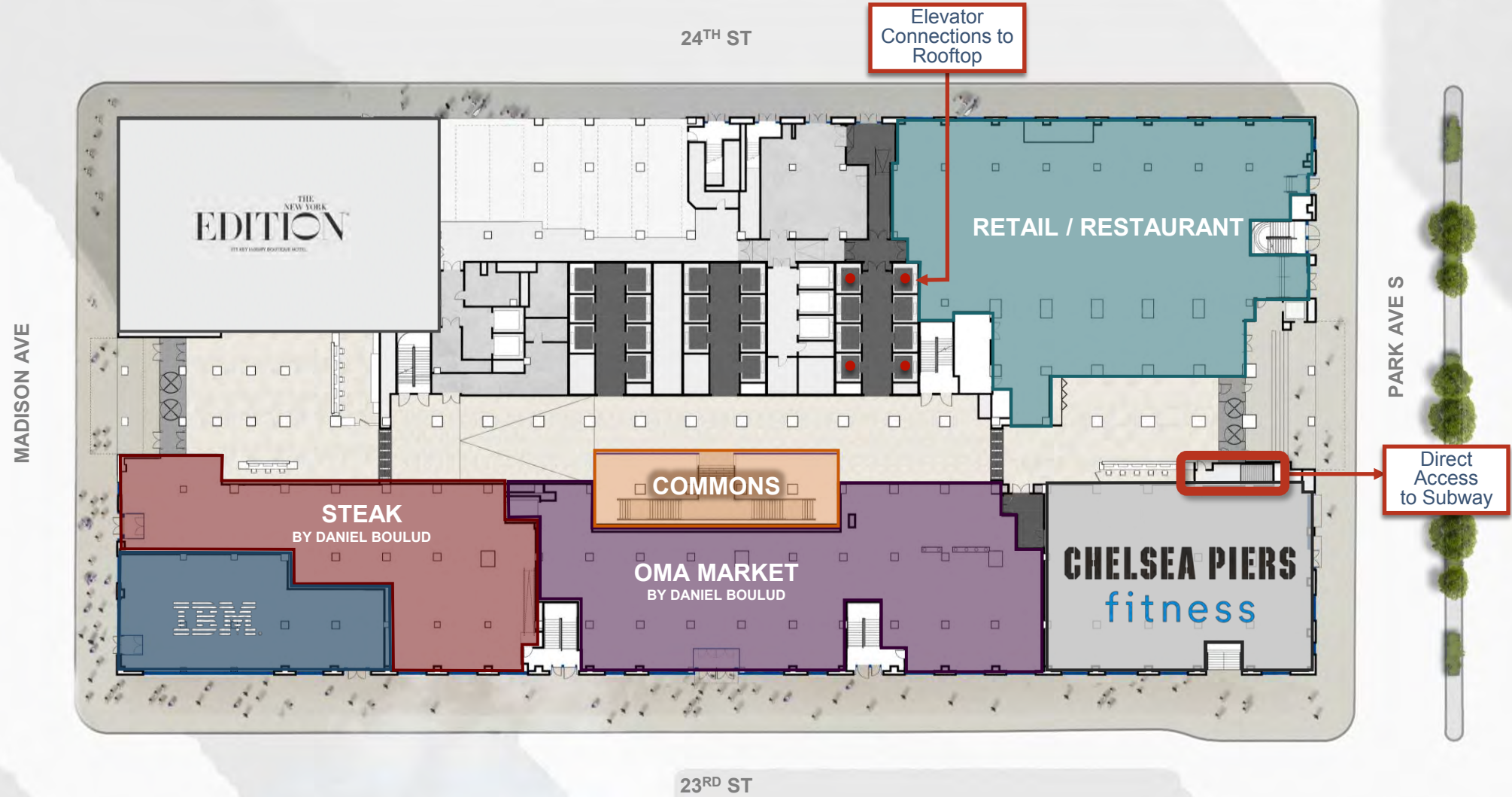
| PENDING LEASES | RSF | % |
|--|----------------|--------------|
| Entire 27 th Floor | 18,476 | 1.3% |
| Entire 26 th Floor | 28,903 | 2.1% |
| Retail / Restaurant | 16,717 | 1.2% |
| Partial B2 Floor | 7,129 | 0.5% |
| TOTAL EXECUTED & PENDING LEASES | 818,945 | 59.3% |

| 2023 GOAL LEASES | RSF | % |
|--|------------------|--------------|
| Entire 4 th Floor | 92,663 | 6.7% |
| Entire 3 rd Floor | 92,321 | 6.7% |
| TOTAL EXECUTED, PENDING & GOAL LEASES | 1,003,928 | 72.7% |

| | | |
|----------------------------------|----------------|--------------|
| REMAINING SPACE AVAILABLE | 377,775 | 27.3% |
|----------------------------------|----------------|--------------|

| | | |
|--------------------------|------------------|---------------|
| TOTAL OFFICE AREA | 1,381,704 | 100.0% |
|--------------------------|------------------|---------------|

90K SF OF CURATED AMENITIES



HIGHLY ACCLAIMED PORTFOLIO

BEST RESTAURANTEUR IN THE WORLD, LES GRANDES TABLES DU MONDE – DANIEL BOULUD



Most Popular in NYC – Daniel, Café Boulud, Bar Boulud, Boulud Sud
The 50 Best Restaurants in NYC – Daniel, Café Boulud
Best Restaurants on the Upper East Side – Café Boulud
Best Restaurants on the Upper West Side – Bar Boulud, Boulud Sud
Best Wine Lists in NYC – Daniel
Best Restaurant Décor in NYC – Daniel
Best French Restaurants in NYC – Daniel
Best Mediterranean in NYC – Boulud Sud
Best Restaurant Service in NYC – Daniel, Café Boulud
Best Hotel Restaurants in NYC – Café Boulud
Best Outdoor Dining in Palm Beach – Café Boulud Palm Beach
Best Restaurants in the Theater District – db Bistro Moderne
Best French Bistros in NYC – db Bistro Moderne
Best Brunch in Midtown NYC – db Bistro Moderne
10 Best Brunch Dishes in DC – DBGB DC
Most Affordable French Spots in NYC – Épicerie Boulud



Daniel – Michelin, Two Stars
Café Boulud – Michelin, One Star
Le Pavillon – Michelin, One Star

ZAGAT

Who's Who in Food & Beverage in America – Daniel Boulud
Outstanding Restaurateur – Daniel Boulud
Outstanding Chef – Daniel Boulud
Outstanding Wine & Spirits Professional – Daniel Johnnes
Outstanding Pastry Chef – Ghaya Oliveira (Daniel)
Outstanding Service – Café Boulud Palm Beach
Best Chef – Andrew Carmellini (Café Boulud)
Rising Star Chef – Gavin Kaysen (Café Boulud)
Rising Star Chef – Andrew Carmellini (Café Boulud)
Rising Star Chef – Jean-Francois Bruel (db Bistro Moderne)
Rising Star Chef – Jarrod Verbial (db Bistro Moderne)

OTHER

Award of Excellence, Wine Spectator – Maison Boulud, db Bistro Singapore
Canada's 100 Best Restaurants – Maison Boulud, Café Boulud Toronto
Best Restaurants in Singapore, Peak Gourmet & Travel – db Bistro Singapore



**DANIEL
BOULUD**

FOUNDER
THE DINEX GROUP



**SEBASTIEN
SILVESTRI**

CHIEF EXECUTIVE OFFICER
THE DINEX GROUP





OMA MARKET

THE INSPIRATION

Open-air markets of France

Fresh, seasonal foods
from local purveyors

Bringing to New York
the essence of France



THE FORMAT

Seven food kiosks

Central bar & café

The height of French cuisine
in a casual, convenient format

The finest ingredients, seasonal
flavors & classic preparations

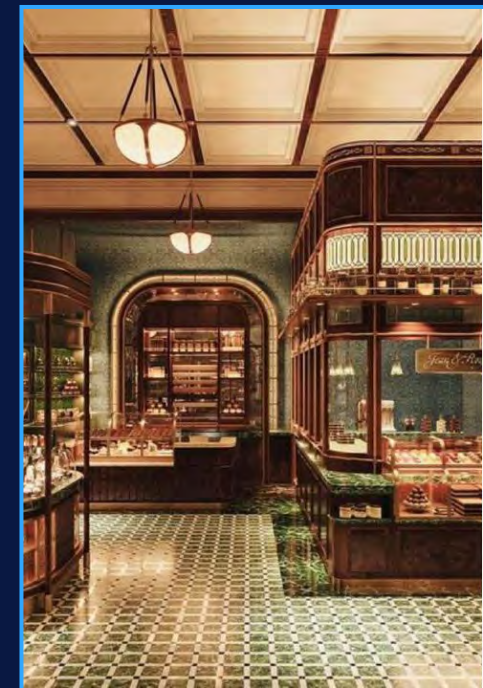


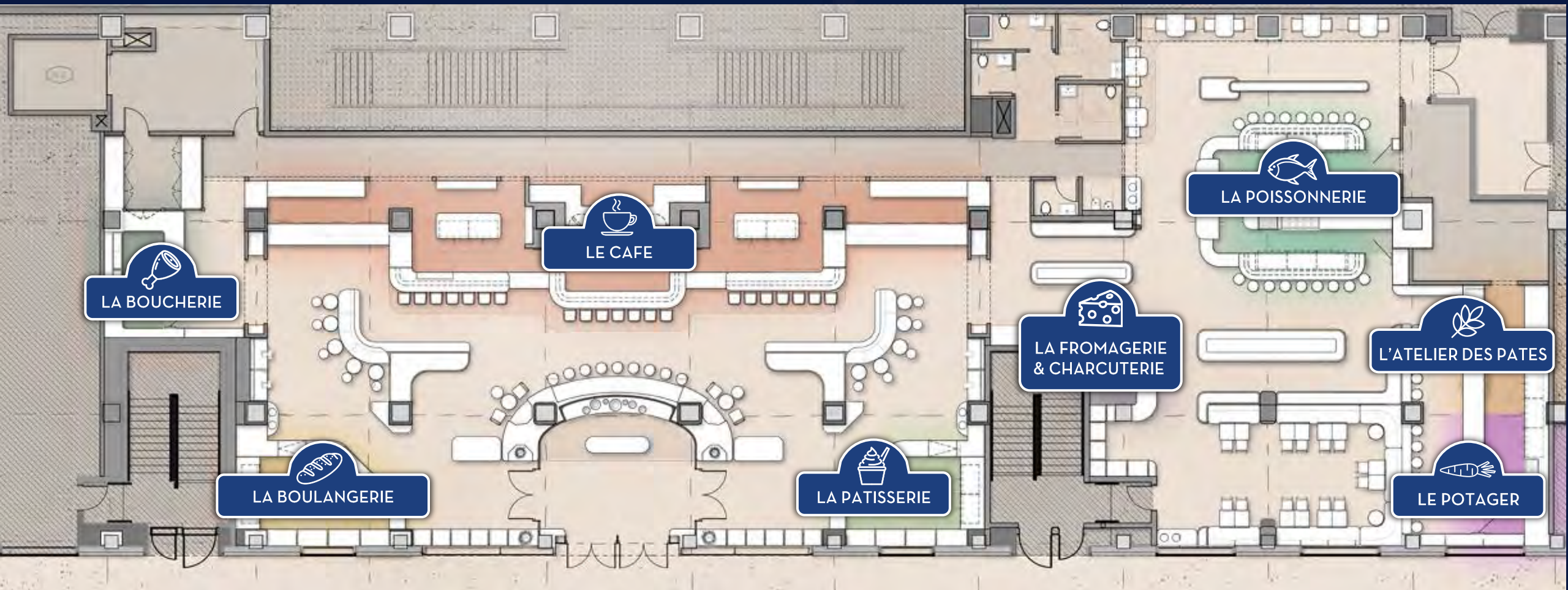
LOOK AND FEEL

Fêted European markets

Colonnade architecture playing on vertical dimensions define the space

Capturing French hospitality and elegance





LA BOUCHERIE

LE CAFE

LA POISSONNERIE

LA FROMAGERIE & CHARCUTERIE

L'ATELIER DES PATES

LA BOULANGERIE

LA PATISSERIE

LE POTAGER

LA POISSONNERIE

Ever-changing selections
of market-fresh seafood, featuring
oysters, lobster, crudo & caviar



LA FROMAGERIE & CHARCUTERIE

Artisanal cheeses & charcuterie
from local and international suppliers



LA BOULANGERIE

Freshly-baked baguettes, indulgent croissants & a variety of breads

Savory sandwiches, paninis and tartines



LE POTAGER

Fresh salads, healthy green juices
& smoothies

Diverse, innovative vegan options



LA PATISSERIE

Indulgent array of sweets,
pastries, macaroons,
homemade ice creams & sorbets

Made-to-order crêpe station



L'ATELIER DES PATES

House-made pasta, grain
& wood oven flatbread
prepared on-site daily

Freshly made sauces from
seasonal ingredients



LA BOUCHERIE

Finest cuts, direct from the farm &
prepared on an open-flame grill

Rotisserie chicken &
the famous dbBurger

All prepared to order



LE CAFÉ

A traditional French café
welcoming guests throughout the day

Morning espressos, croissants
-or-

Leisurely evening cocktails
& small plates

A central meeting point for tenants,
area residents & visitors







THE NEW STEAK CONCEPT
BY DANIEL BOULUD

THE FORMAT

Traditional & classic
French culinary technique

Open kitchen & wood-burning grill
create an enticing atmosphere



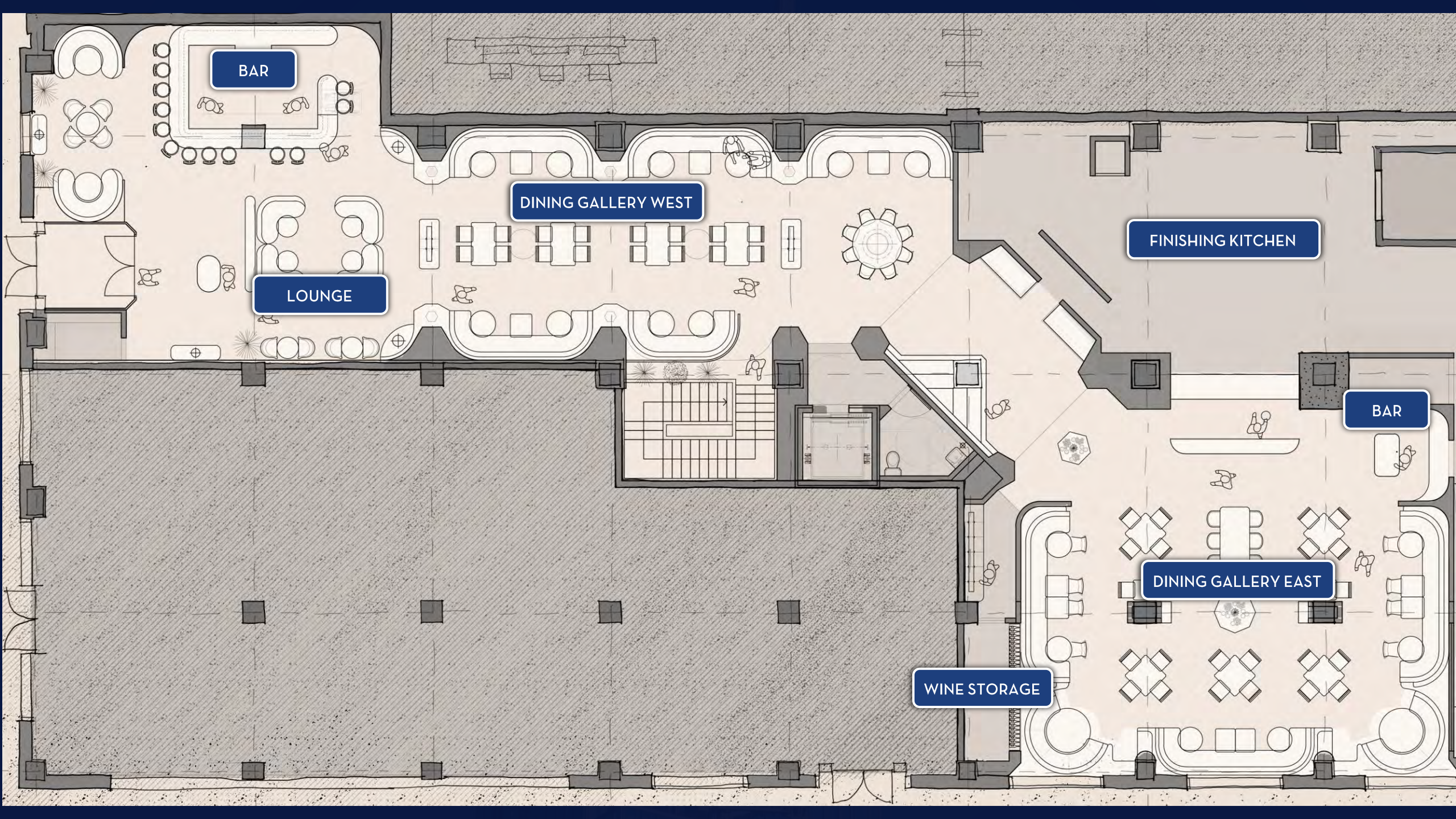
LOOK & FEEL

The hospitality is warm and welcoming,
as is the sophisticated décor

A bright and airy ambience during
the day transitions into a warm and
elegant space at night







BAR

DINING GALLERY WEST

LOUNGE

FINISHING KITCHEN

BAR

DINING GALLERY EAST

WINE STORAGE

ENTRY BAR & LOUNGE FOYER



DINING ROOM INSPIRATION



KITCHEN DISPLAY







OMA ROOFTOP











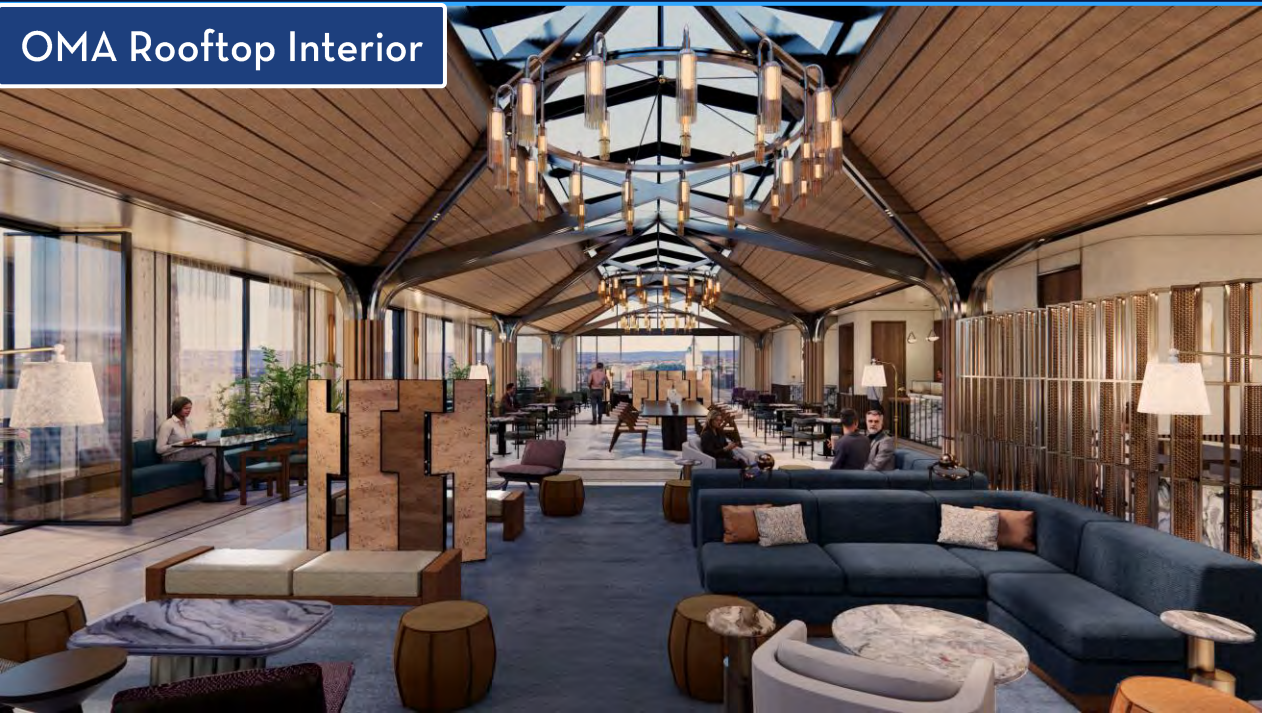
OMA Market



New Steak Concept



OMA Rooftop Interior



OMA Rooftop Exterior



The logo for SL GREEN REALTY CORP. features a stylized white icon on the left, composed of three nested rectangular shapes. To the right of the icon, the text "SL GREEN" is written in a large, bold, white sans-serif font. A thin white horizontal line is positioned below "SL GREEN", and the words "REALTY CORP." are written in a smaller, white sans-serif font below the line.

SL GREEN
REALTY CORP.





SUMMIT

ONE VANDERBILT



Michael Williams

General Manager & Managing Director

SUMMIT One Vanderbilt



WPP



Inside a glass jewelry box





Walking on My Own Runway





Living in a Video Game





Dreaming in a Kaleidoscope





*A Waterfall of Color
and Excitement*







**“We Are The Music
Makers And We Are The
Dreamers of Dreams”**

Year One Projections

Guest Count

> **1.5**
Million

Revenue

> **\$91**
Million

Global Notoriety

VOGUE
Taiwan

紐約全新觀景平台「SUMMIT」開幕，玻璃鏡面空間挑戰心臟極限，在透明牆面之間欣賞曼哈頓百萬夜景

By Wendy Chen



"Both locals and tourists visiting New York for the first time can re-appreciate the city center of New York from different angles through this platform, and there are different beautiful scenery worth stopping and enjoying no matter day, sunset or night..."

The New York Times

THE YEAR IN PICTURES 2021



Manhattan, Oct. 21.

Eric Adams, the Democratic candidate for mayor of New York, spoke at the opening of the Summit One Vanderbilt observation deck in Midtown.
Andrew Seng for The New York Times

CNN style

Design

Architectural Photography Awards
2022 shortlist announced

Updated 11th November 2022

Xi Chen's image "Mirror Dimension," captured in New York City at the installation "Air," created by artist Kenzo Digital for SUMMIT One Vanderbilt, was shortlisted in the buildings in use category.



euronews.

New glass observation deck opens to public in NYC

GOOD MORNING AMERICA

Great Fall Getaways:
SUMMIT One Vanderbilt

Bloomberg

A Preview of Summit One Vanderbilt

TODAY

Hoda and Jenna visit NYC's newest observation deck

TRAVEL+ LEISURE

This Mirrored Room 1,000 Feet Above Grand Central Offers a Stunning Perspective of the NYC Skyline

By Rachel Chang

thrillist

Stand on Glass 1,063 Feet Above New York City's Streets

By Opheli Garcia Lawler

NEW YORK POST

This new skyscraper's observation deck takes the crown for best view of NYC

By Steve Cuzzo

VIAJES NATIONAL GEOGRAPHIC

Nueva York Estrena El Observatorio Más Inmersivo (y Vertiginoso) Del Mundo

By Mari Carmen Duarte



"Its four different spaces integrate the landscape with the senses to offer a unique experience in the world."

Awards & Recognition

**Best
Landmark**

Tiqets

**Top 25
Things to Do**
in New York City

 Tripadvisor

**The Most
Instagrammable
Places**

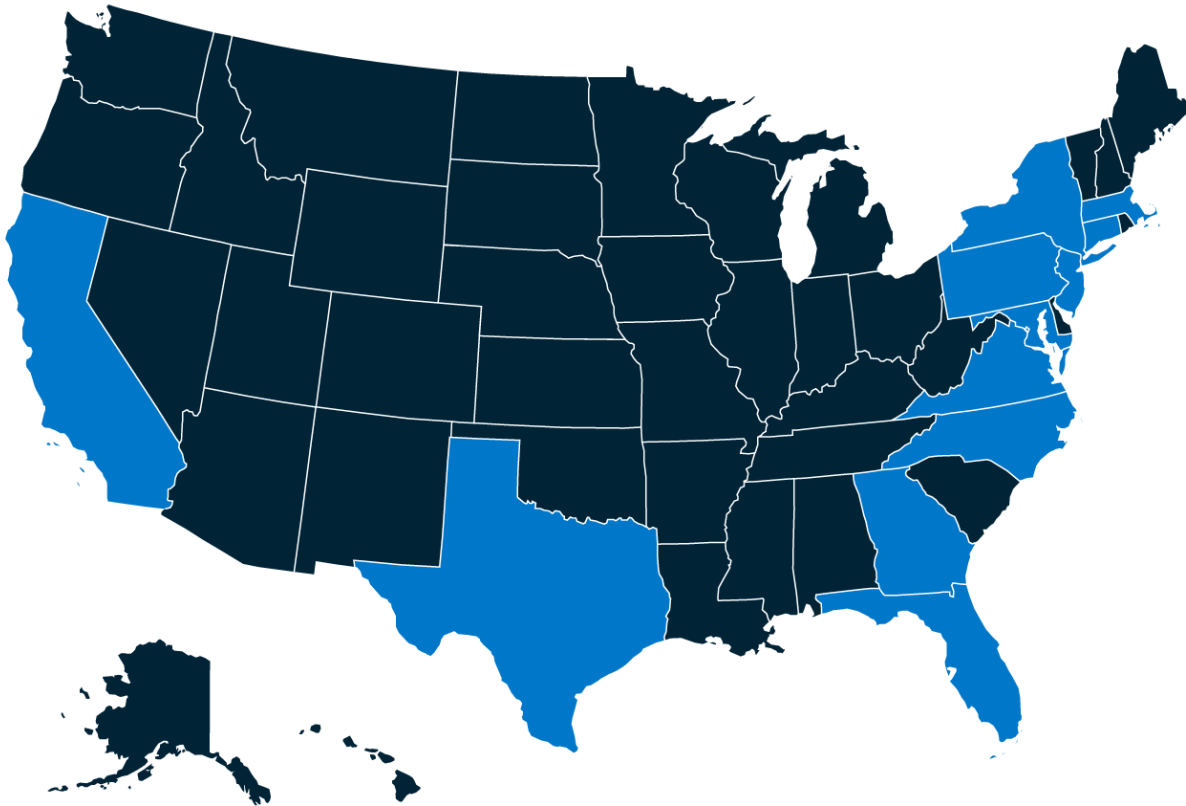
in the World

ELLE

**Best
Designs**
in North America

FASTCOMPANY

Guests From All 50 States



TOP STATES BY REVENUE

- 1 **Tri-State**
- 2 **Florida**
- 3 **California**
- 4 **Pennsylvania**
- 5 **Texas**
- 6 **Massachusetts**
- 7 **Georgia**
- 8 **Virginia**
- 9 **North Carolina**
- 10 **Maryland**

And All Over the World



TOP INTERNATIONAL COUNTRIES BY REVENUE

- 1 United Kingdom
- 2 France
- 3 Brazil
- 4 Canada
- 5 Mexico
- 6 Spain
- 7 Italy
- 8 Germany
- 9 Argentina
- 10 Israel

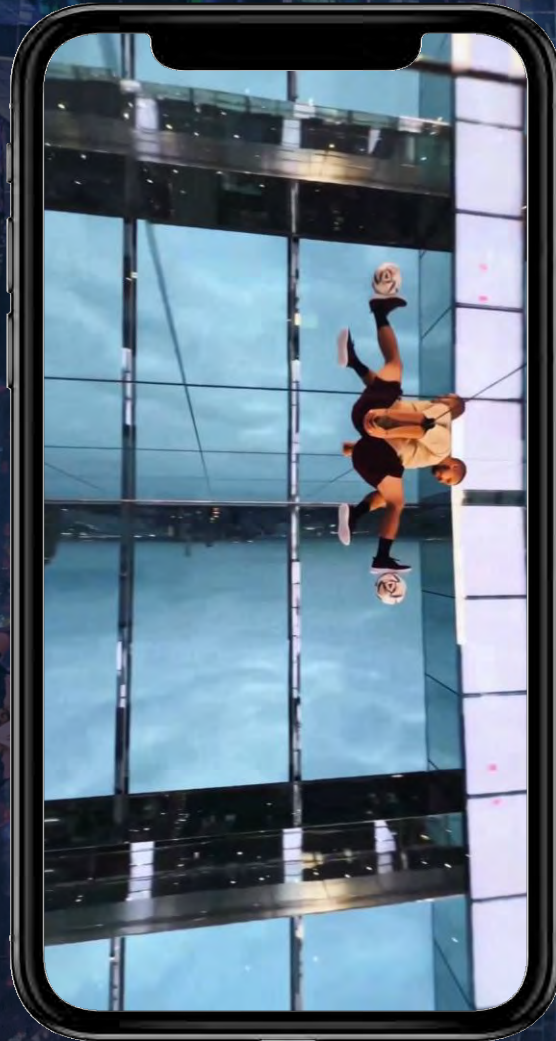
Evangelization of Our Brand



Lisa (BLACKPINK)

85M

Instagram Followers



Beautiful Destinations

27M

Instagram Followers



Casey Neistat

12.5M

YouTube Followers



Manuel Turizo

12.8M

Instagram Followers



Aespa

10M

Instagram Followers

Evangelization of Our Brand



The Chainsmokers

7M

Instagram Followers



UFC

35M

Instagram Followers



The Today Show

3.9M

Instagram Followers



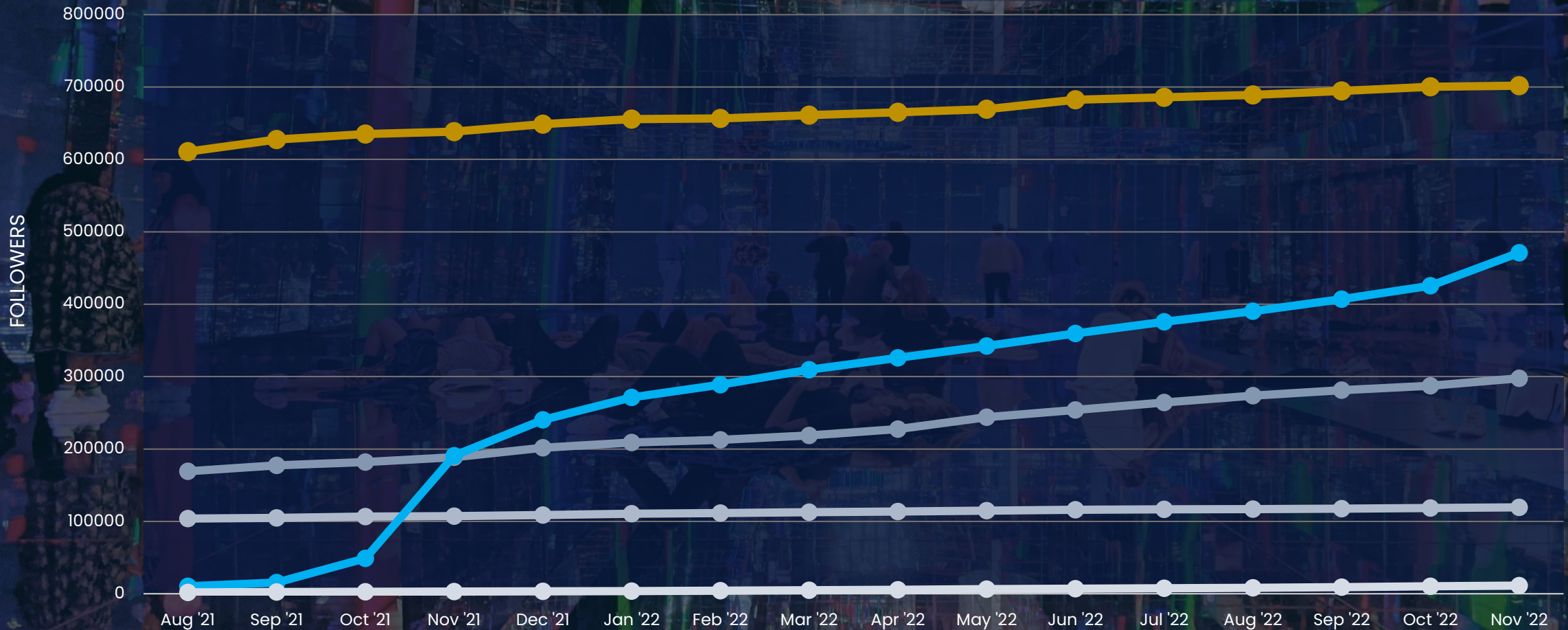
Jennifer Hudson

4M

Instagram Followers

Earning a Loyal Community

Instagram Follower Growth Since SUMMIT Launch



Source: Instagram Follower Count Calculated by Sprout Social

TIMELINE



EMPIRE STATE BUILDING OBSERVATORY



SUMMIT ONE VANDERBILT



Global Media & Mass Reach

1,500+

Global Media Placements
Across 62 Countries

700+

Global Celebrity &
Influencer Visits

42%

NYC DMA Awareness

28%

Domestic Awareness

Impressions across Press, Paid Media & Influencers

27 Billion



Organizational Structure

SOP/Policies

Ticketing System

Guest Experience

Accessibility

Security

Proprietary Technology

Training

Financial Systems

Business Insights

Customer Relations

Philanthropy

SUMMIT Brand

360-Degree Marketing

& More



Organizational Structure

SOP/Policies

Ticketing System

Guest Experience

Accessibility

Security

Proprietary Technology

Training

Financial Systems

Business Insights

Customer Relations

Philanthropy

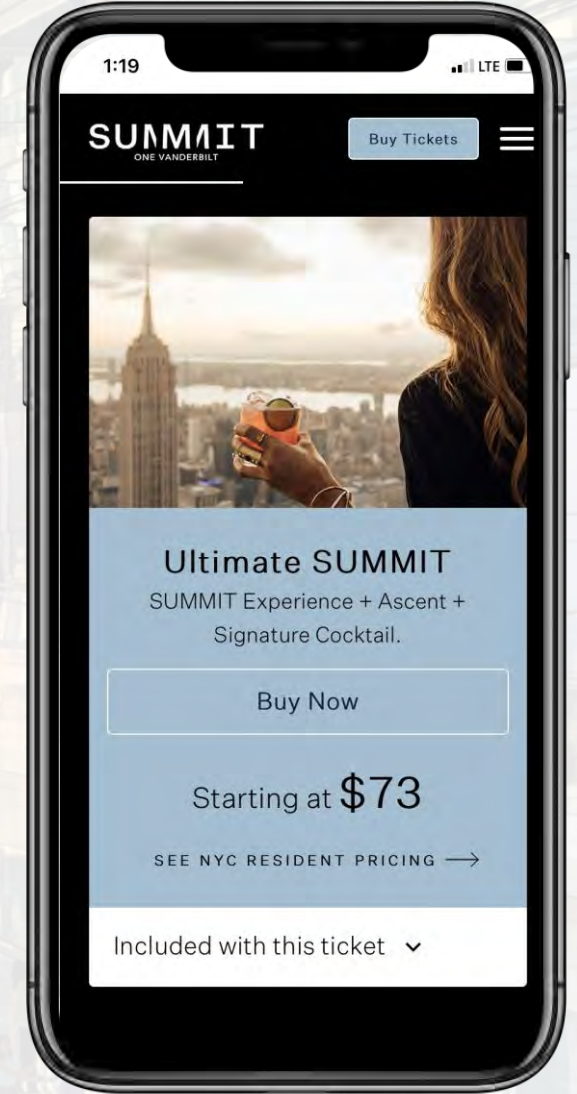
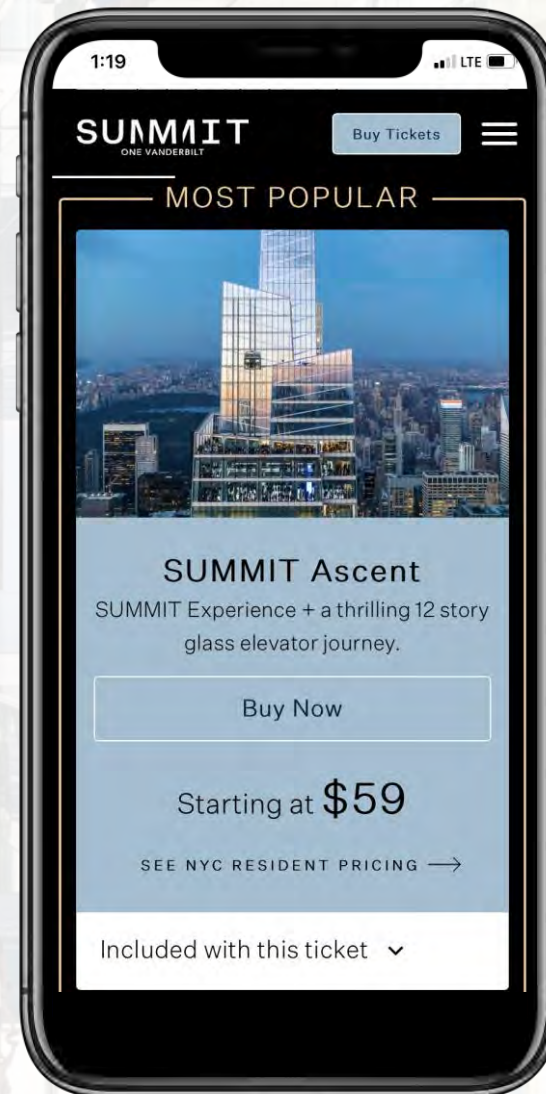
SUMMIT Brand

360-Degree Marketing

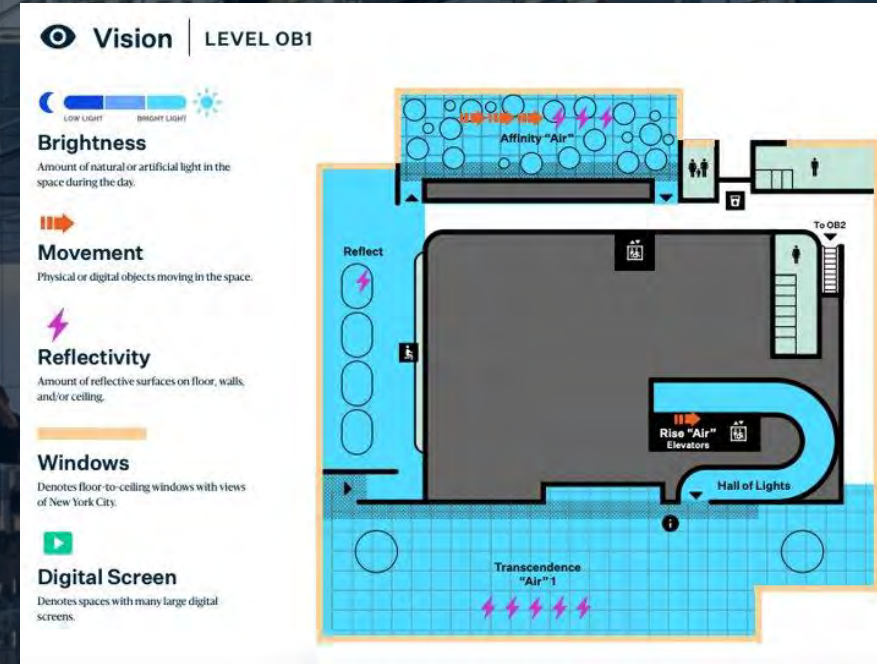
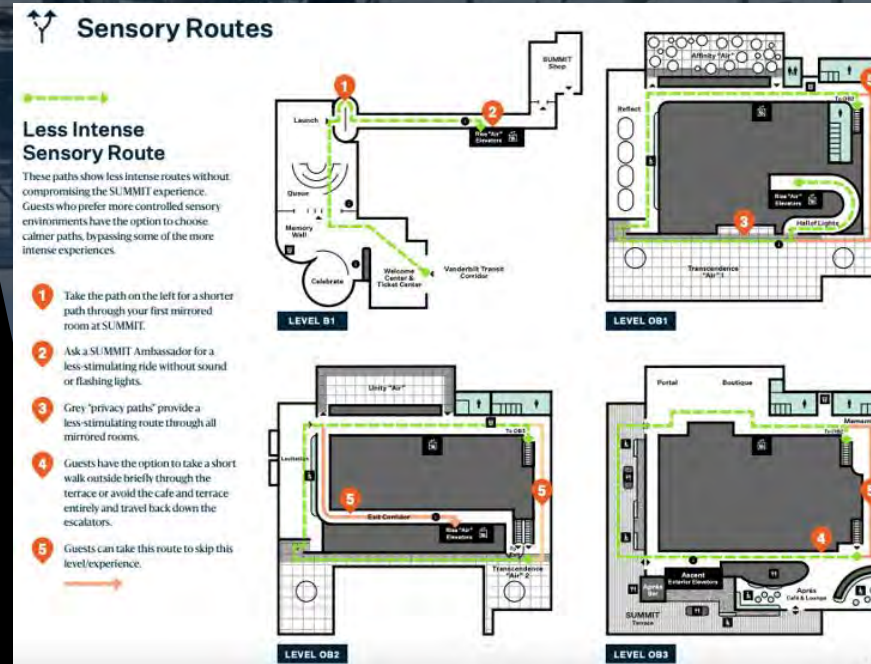
& More



Optimized Pricing
Strategies to Increase
Demand, Conversion
and Revisitation Rates

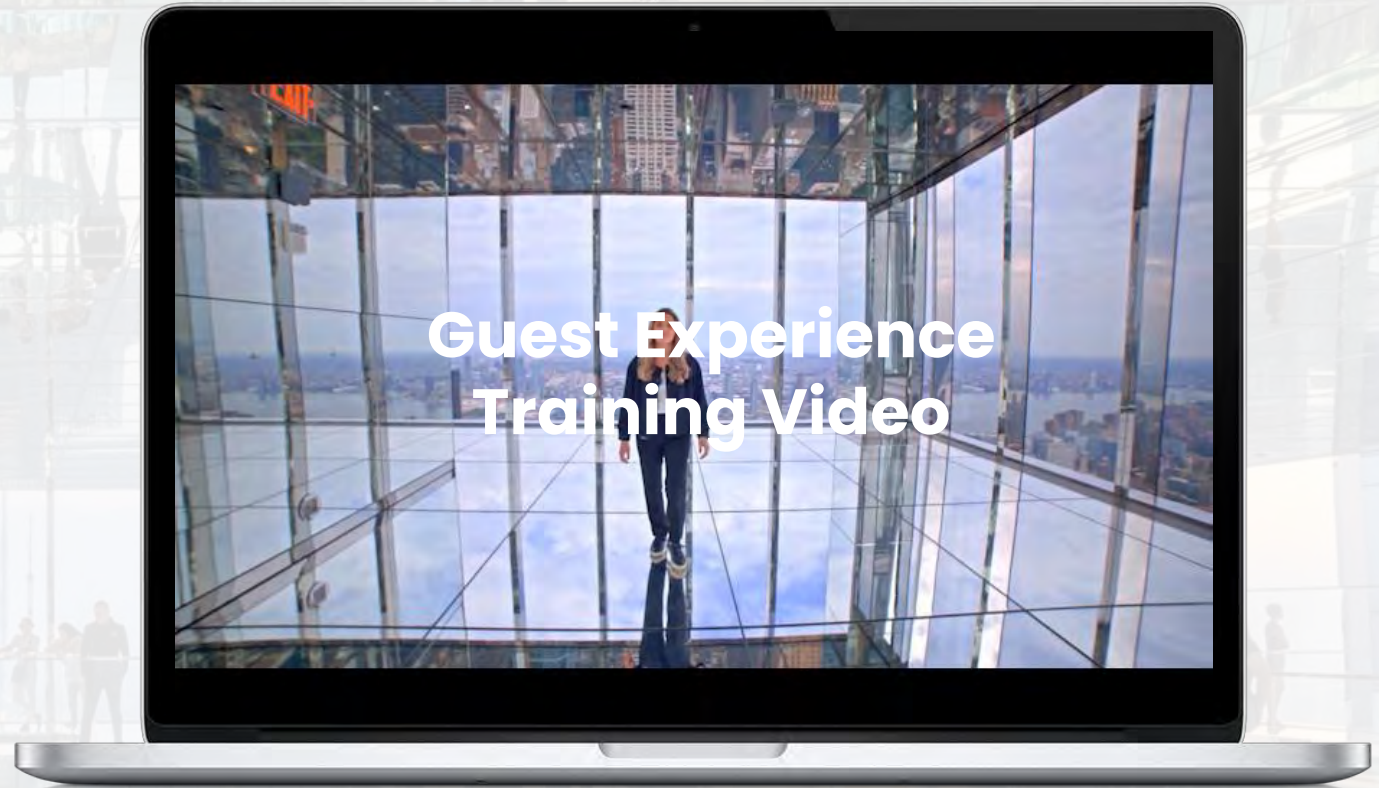


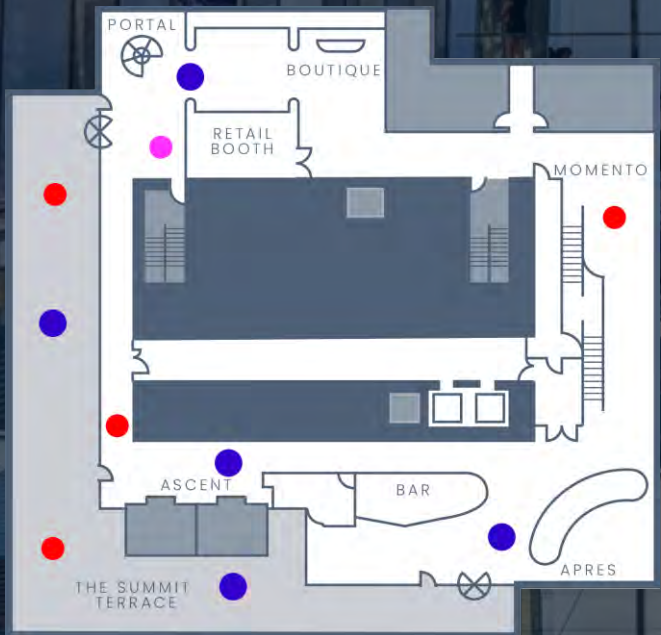
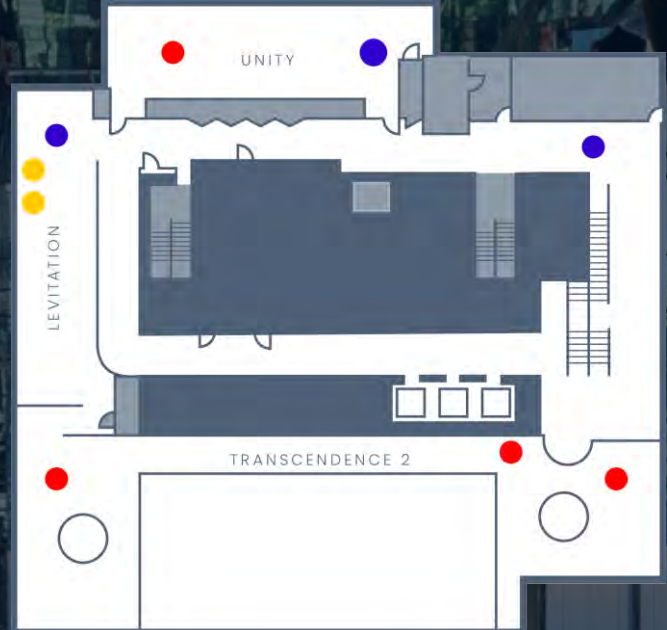
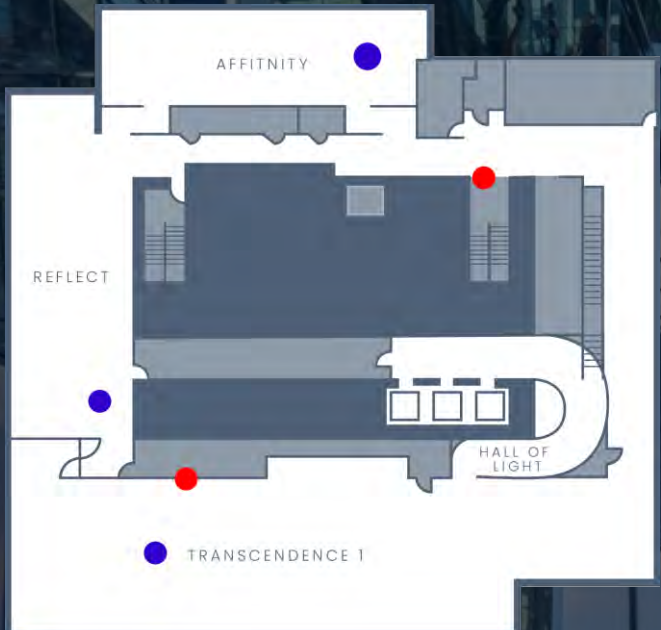
Work with
Top-Tier Accessibility
Partners to Establish
Best-In-Class Program
to Accommodate at
Every Touchpoint





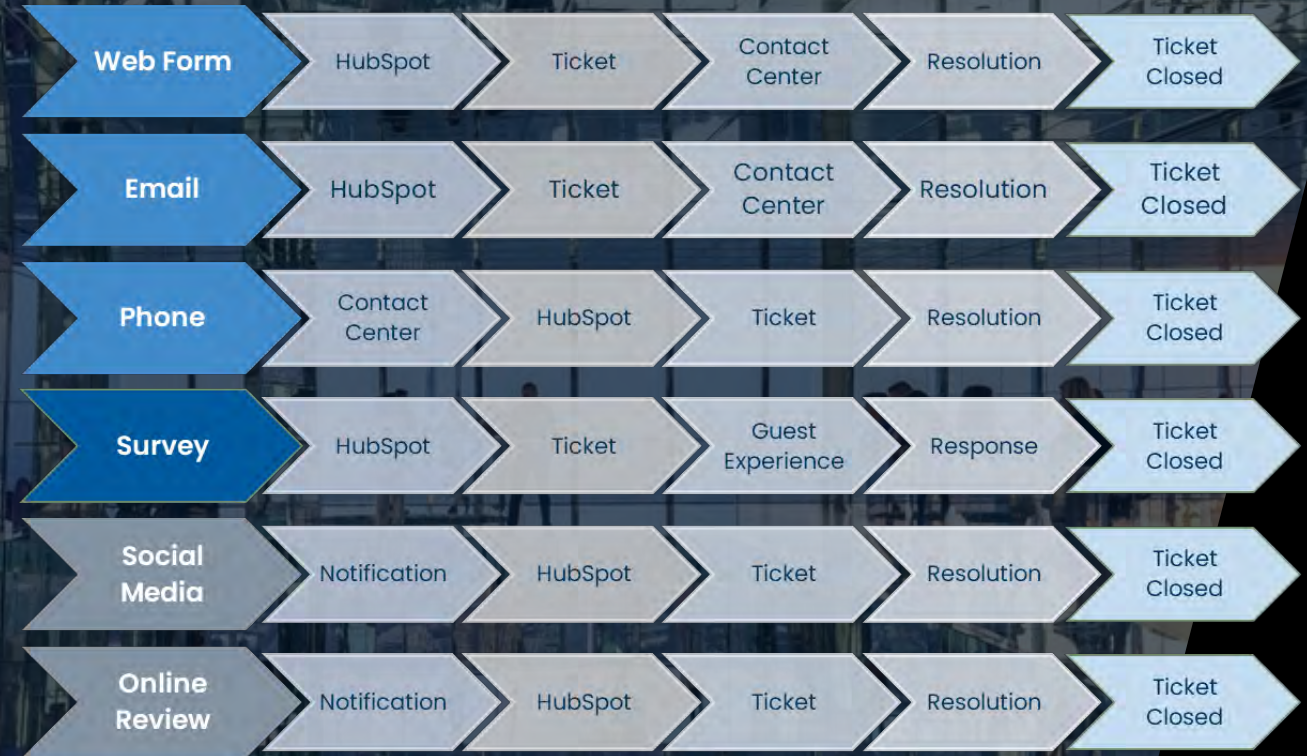
Continuous
Commitment to
Staff Development
Through Training
and Mental
Wellness Programs



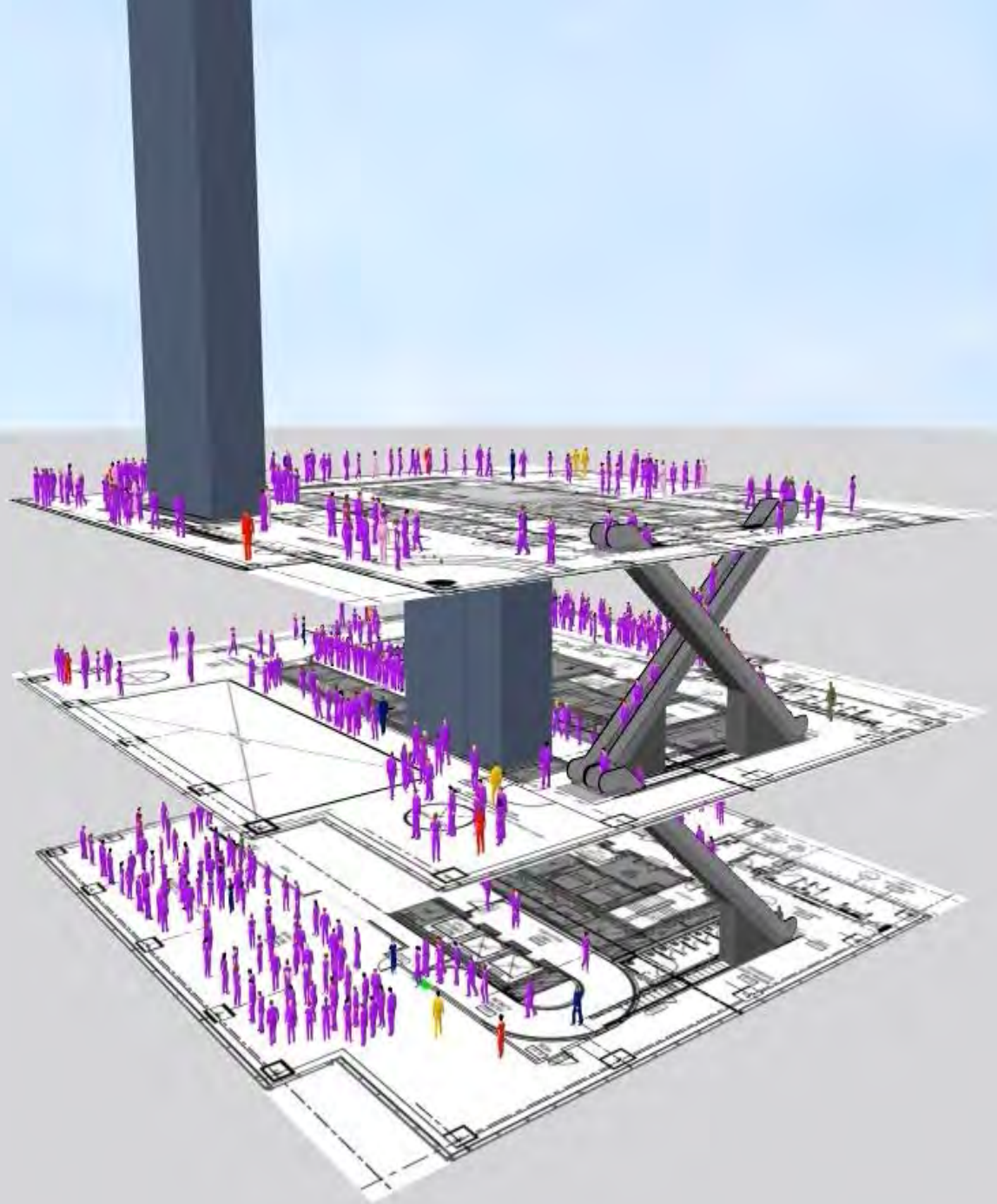


- EMPLOYEE LOCATION LEGEND**
- Storibox
 - Box Office
 - Guest Experience
 - Security Personnel

Dynamic Staffing
Models to Enrich
Guest Experience and
Improve Operational
Efficiency



Expedited processes
and response time
for customer service
across all channels



Piloted Technology
Program to Calculate
Guest Journey Flow,
Reduce Wait Times
and Enhance
Overall Visit



Leveraging data insights to optimize third party business in 2023 (merchandise, food & beverage, and photo)



Re-Imagine Brand Campaign

RE-IMAGINE LIGHTS



HOLIDAY TICKETS ON SALE NOW
AVAILABLE THROUGH JAN 31
GET TICKETS AT SUMMITOV.COM





RE-IMAGINE SUNDAY 11:32 AM





TICKETS ON SALE NOW
SUMMITOV.COM



RE-IMAGINE MAGIC

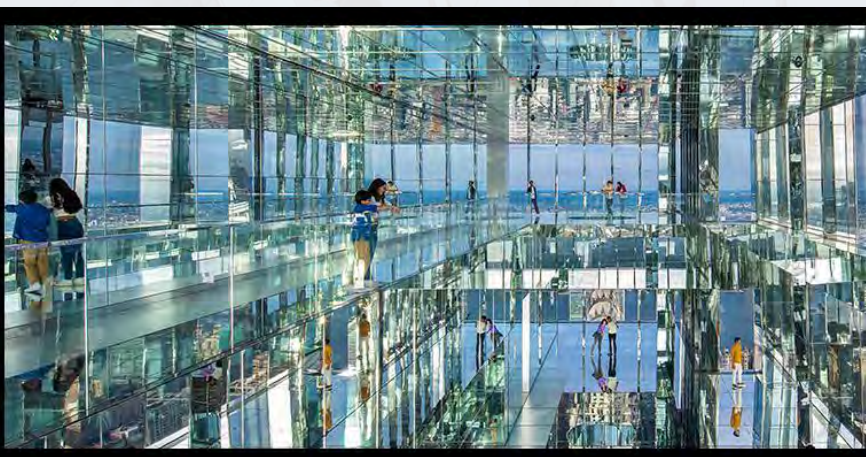


HOLIDAY TICKETS ON SALE NOW
AVAILABLE THROUGH JAN 31
GET TICKETS AT SUMMITOV.COM



RE-IMAGINE FRIDAY 1:26 PM

NOW OPEN
TICKETS ON SALE NOW
SUMMITOV.COM



RE-IMAGINE SATURDAY 10:21 AM

NOW OPEN
TICKETS ON SALE NOW
SUMMITOV.COM



It felt like...



I was flying through space



We were finally back together again

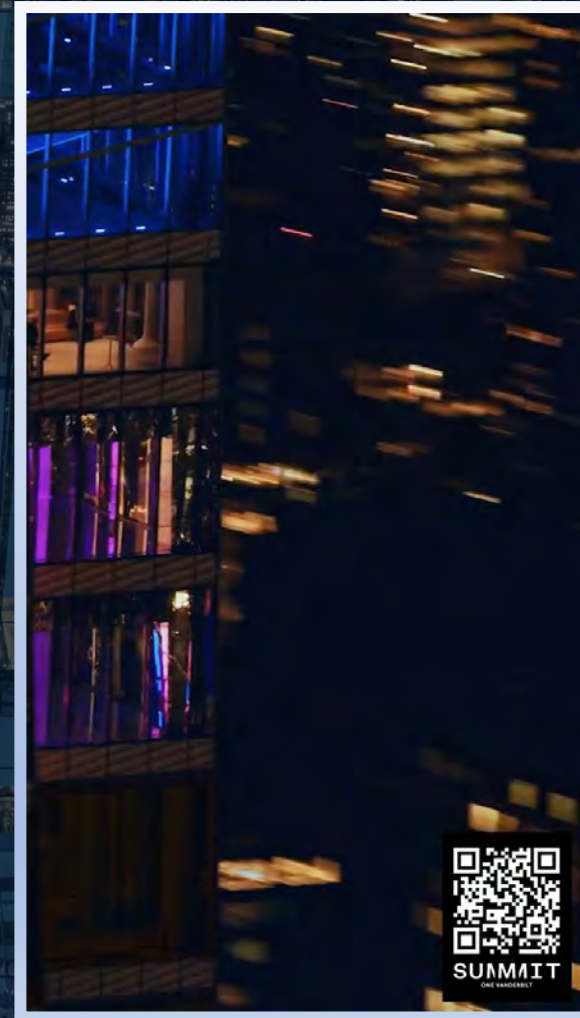
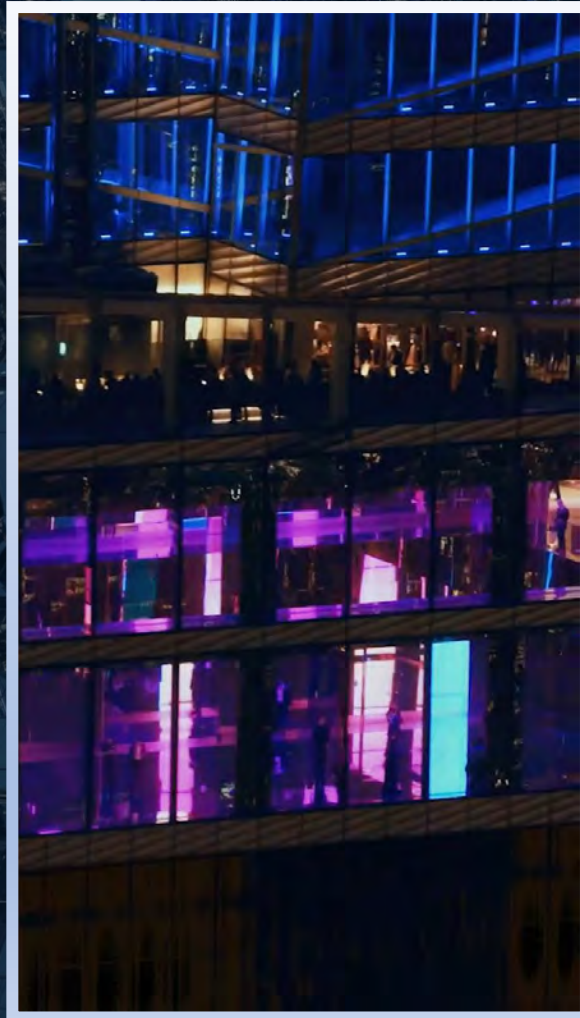
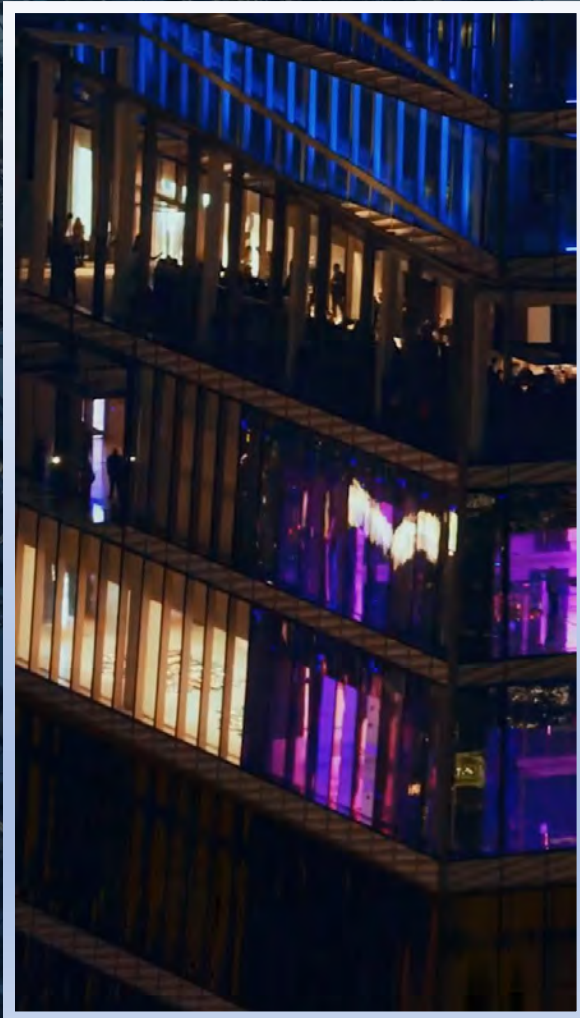


I was floating in a sea of clouds



Falling in love with New York all over again

Versatile, Motion-Led Campaign with 360-Degree High Impact Placements



Instagram

Facebook

TikTok

YouTube

Search

Video Streaming Services

Digital Placements

Mobile Advertisements

Times Square

Airport Terminals

NYC Taxi Tops

NYC Transit Signage



SUMMIT
ONE VANDERBILT

SUMMIT FOUNDATION

We aspire to create an engaged community and make philanthropy a central part of our experience. 1% of gross ticket sales is reinvested in the community through the SUMMIT Foundation.

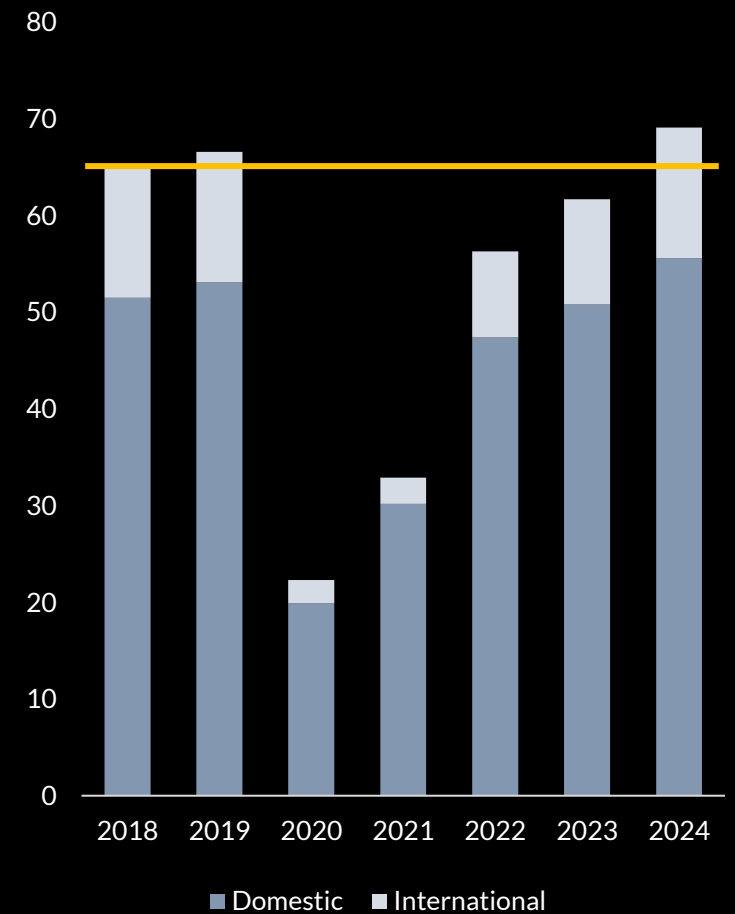




THE FUTURE



NYC Visitation & Forecast 2018-2024



2023 Projections

Revenue

>**\$100M**

Guests

>**1.7 M**

Marketing Dollars

+11%

Investment In
International Reach

+16%

EDWARD V. PICCINICH

CHIEF OPERATING
OFFICER



COLLECTIVE BARGAINING AGREEMENTS *EFFICIENCIES* *RATES* REDUCTIONS
REBATES REQUEST FOR PROPOSALS VENDOR MEETINGS INDEX *PILOT PROGRAMS*
MARKET COMPS 24/7/365 EXPERTISE LOCKED IN ANALYSIS WORK ORDERS HVAC
NEGOTIATIONS ESTIMATED USEFUL LIFE *SUPPLY-CHAIN* *INNOVATIVE*
SIDE-BY-SIDE LEADERSHIP FUEL CUTTING EDGE DATA POINTS *COMMODITIES*
IN-HOUSE CAPABILITIES CURTAILMENT TECHNOLOGY PROCUREMENT AGGRESSIVE
OFF-HOUR INSPECTIONS NATURAL GAS CONTRACT ADMINISTRATION ENGAGEMENT MULTI-PROJECT
OUTSOURCING EVIDENCE COLLECTION HEDGING PREEMPTIVE AREAS OF EXPERTISE
BULK BUYING CONSTRAINTS *DIRECT HIRE* FLUCTUATING FORECAST
CHECKLISTS *FIXED RATE* *OUTLOOK* EXPENSE BAROMETER RESOURCES
APPRAISE PROFICIENCY *INFLATION* ARCHIVE MANAGEMENT *BEST* *SECURE* LEVELING
COORDINATION GEO-POLITICAL *MINIMUM* UNDERWRITING *FINAL* *LEAD TIME*
ELECTRONIC INSPECTION WAGE EVALUATION OF PUBLIC SOURCES *ESTIMATES*
HOME GROWN DATABASE RE TAXES *TEMPORARY REMEDIES* OCCUPANCY
NETWORK RISK MITIGATION CALIBER *BENCHMARKING* CONSUMPTION *YEAR-OVER-YEAR*
INTELLIGENCE ANALYSIS

EXPERIENCE THROUGH MARKET FLUCTUATION

SLG STOCK PRICE REACTION



OPERATING EXPENSES

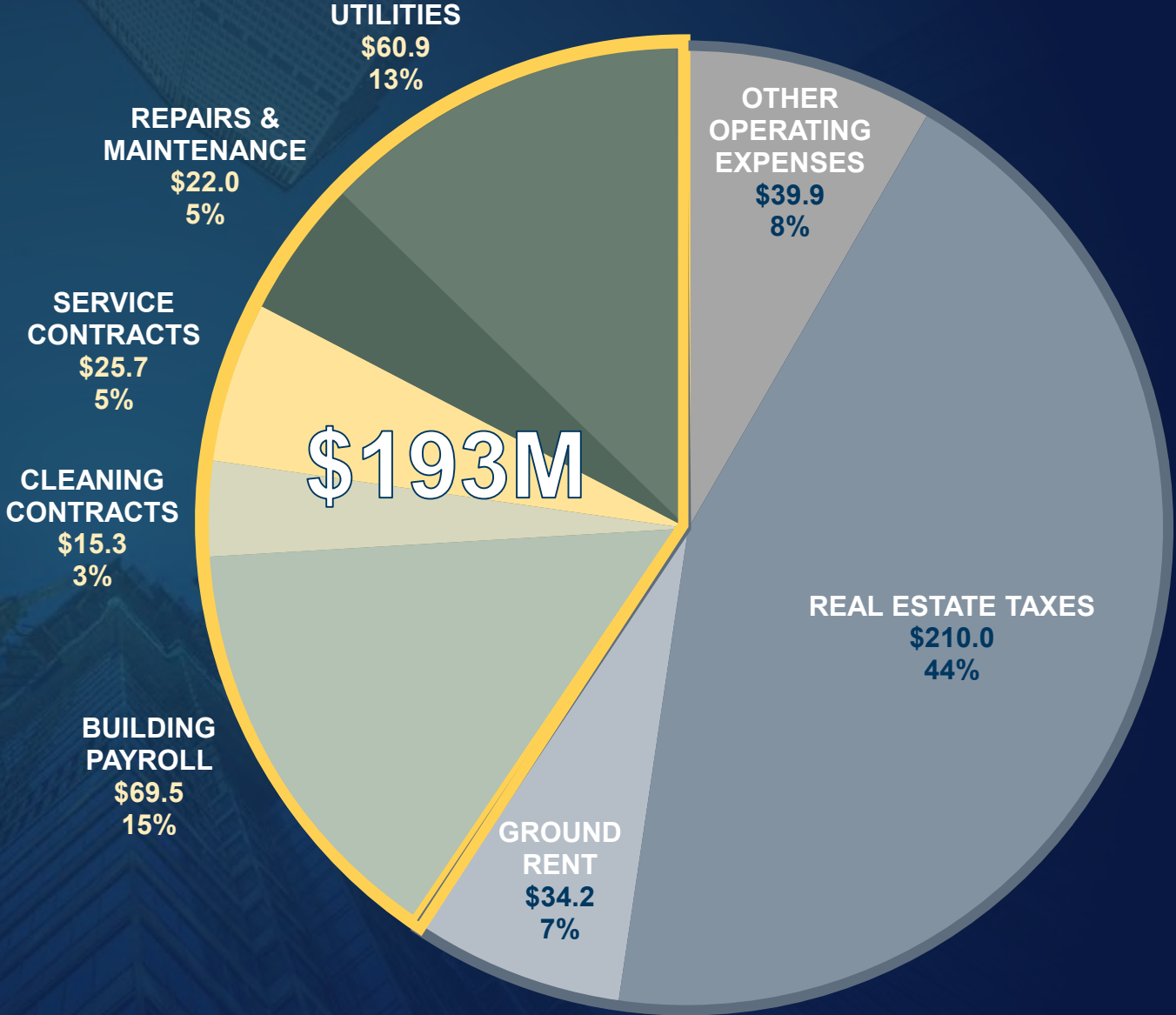
2023 BUDGET SUMMARY

CONTROLLABLE (\$193M)

- 1. Building Payroll: *Union Labor & Allocated Office*
- 2. Cleaning Contracts: *Windows, Landscaping, Rubbish, etc.*
- 3. R&M: *Repair & Maintenance Outside of Capital Expenditures*
- 4. Service Contracts: *Scheduled Maintenance & Security*
- 5. Utilities: *Electricity, Water, Steam, Gas*

RELATIVELY FIXED (\$284M)

- 1. Real Estate Taxes
- 2. Ground Rent
- 3. Other OpEx / Management Fees



Note. Management's Projection
1. SLG Pro Rata Share
2. 2023 Same Store Portfolio excluding One Vanderbilt Avenue

OPERATING EXPENSES

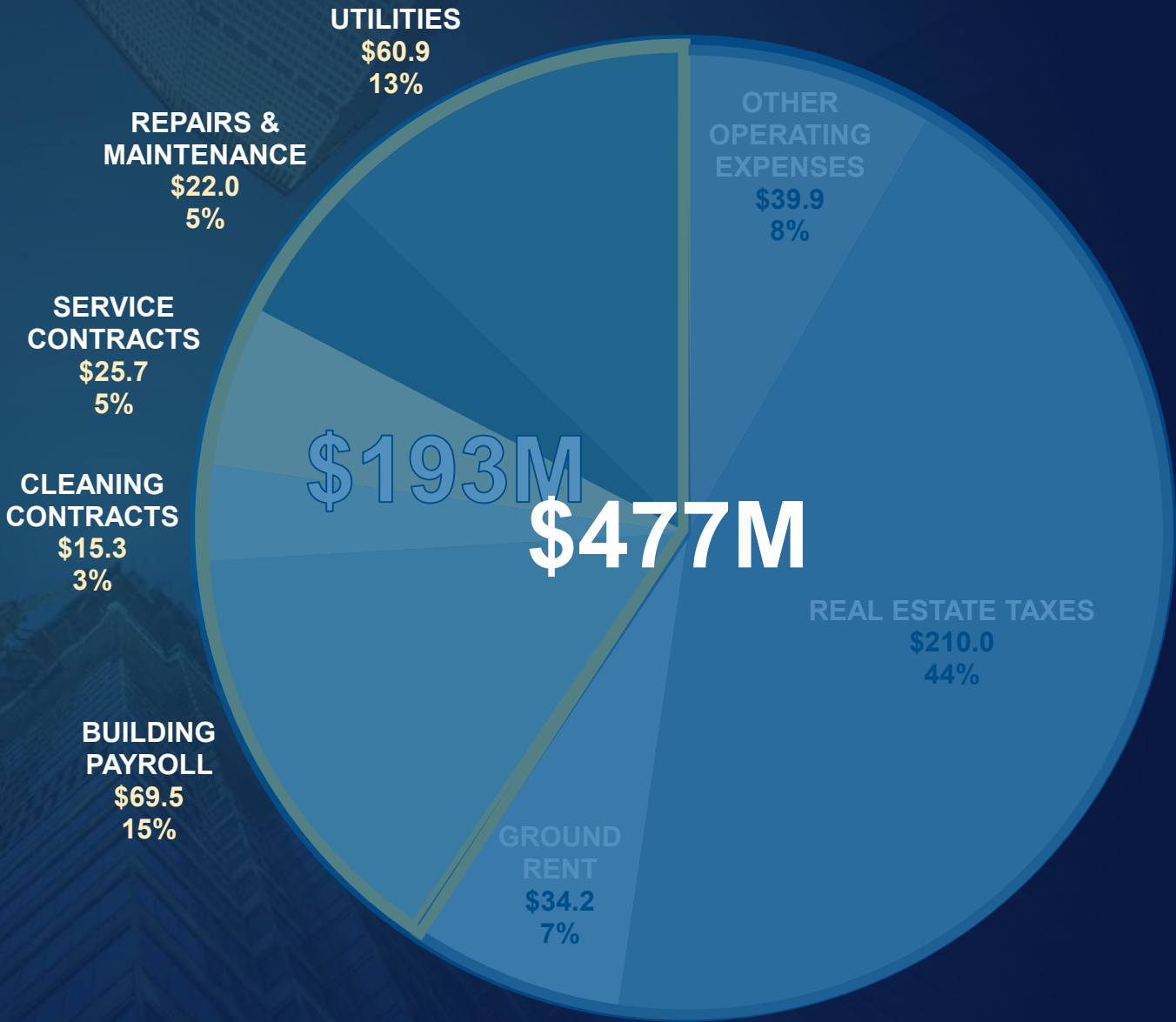
2023 BUDGET SUMMARY

CONTROLLABLE (\$193M)

- 1. Building Payroll: *Union Labor & Allocated Office*
- 2. Cleaning Contracts: *Windows, Landscaping, Rubbish, etc.*
- 3. R&M: *Repair & Maintenance Outside of Capital Expenditures*
- 4. Service Contracts: *Scheduled Maintenance & Security*
- 5. Utilities: *Electricity, Water, Steam, Gas*

RELATIVELY FIXED (\$284M)

- 1. Real Estate Taxes
- 2. Ground Rent
- 3. Other OpEx / Management Fees



Note. Management's Projection
1. SLG Pro Rata Share
2. 2023 Same Store Portfolio excluding One Vanderbilt Avenue

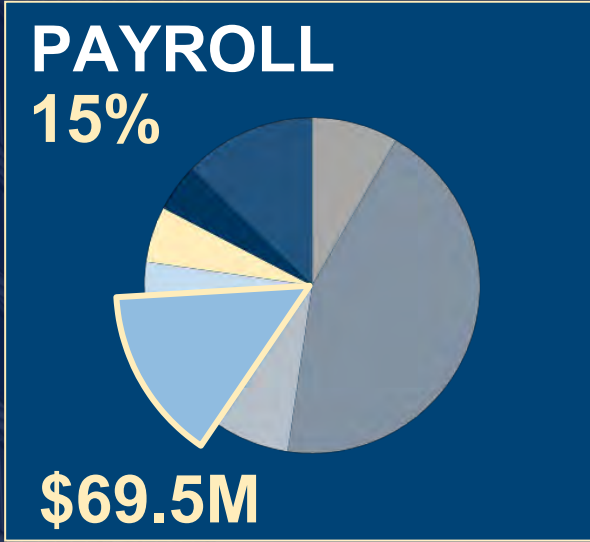
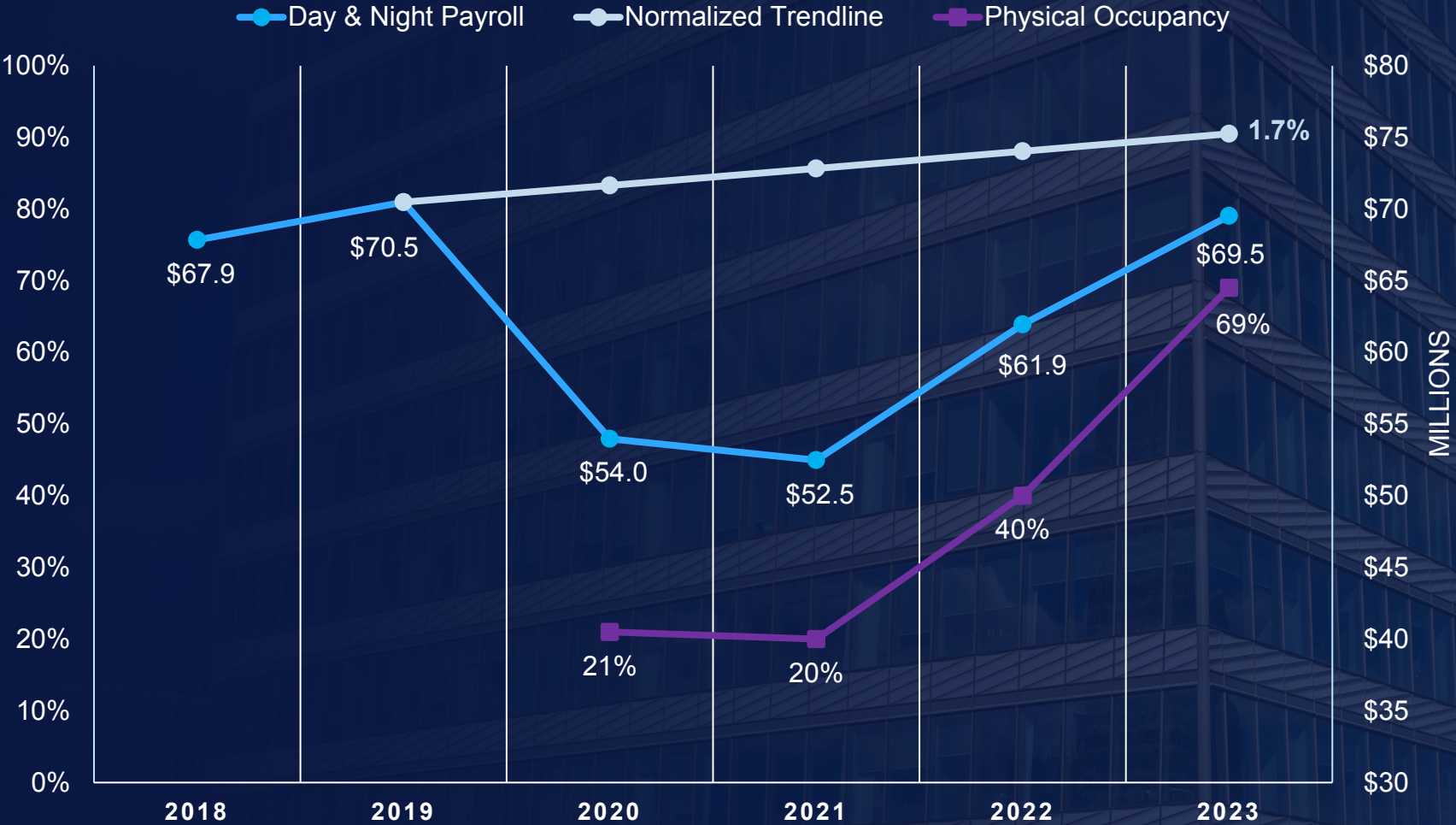
OPEX SAVINGS STRATEGIES

AGGRESSIVE SAVINGS TACTICS IMPLEMENTED ACROSS ALL MANAGED PORTFOLIO

| PAYROLL | R&M | CLEANING | CONTRACTS | UTILITIES |
|---|---|--|---|---|
| ADJUST STAFFING LEVELS <ul style="list-style-type: none">• Merge shifts• Reassign tasks• Assess overtime | DEPLOY IN-HOUSE LABOR <ul style="list-style-type: none">• Avoid contractor mark-ups• Support training• Proactive maintenance | REDUCE FREQUENCIES <ul style="list-style-type: none">• Window cleaning• Floral arrangements• Metal / Marble Maintenance | BULK AWARDING <ul style="list-style-type: none">• Bundle construction & operations expenses• Utilize economies of scale | MANAGE PROCUREMENT <ul style="list-style-type: none">• Execute long-term supply• Audit tenant bills• Install submeters |
| EMPLOY LABOR DIRECTLY <ul style="list-style-type: none">• Employ cleaners direct in lieu of contract• Avoid sales tax | ACCELERATE / DEFER PROJECTS <ul style="list-style-type: none">• Based on code compliance• Prioritize energy projects• Pursue reimbursables | IMPLEMENT DYNAMIC ADJUSTMENTS <ul style="list-style-type: none">• Scaled to occupancy• Reference tenant profiles• Comply with lease obligations | MAINTAIN VENDOR PARTNERSHIPS <ul style="list-style-type: none">• Competitive bids• Preferred pricing• Multi-year contracts | INCENTIVIZED PROJECTS <ul style="list-style-type: none">• Rebates• Con-Ed• NYSERDA |
| NEGOTIATE COLLECTIVE BARGAINING AGREEMENTS <ul style="list-style-type: none">• Transparent wages, OT, shifts, and benefits• RAB support | AUDIT PROCESS <ul style="list-style-type: none">• Curb inspections• Lobbies inspections• Quality Assurance reviews | STRONG INDEMNIFICATION <ul style="list-style-type: none">• Allows for cancellation, scaled scope, and competitive bids• Favorable contract terms & strong risk transfer language | NEGOTIATE BENEFICIAL CONTRACT TERMS <ul style="list-style-type: none">• Enforce shift schedules• Ability to modify staffing• Input on 3rd party personnel | IMPLEMENT ENERGY PROJECTS <ul style="list-style-type: none">• Capital upgrades• Efficient plumbing fixtures• LED conversions |

OPEX: BUILDING PAYROLL

SAME STORE PORTFOLIO ANALYSIS

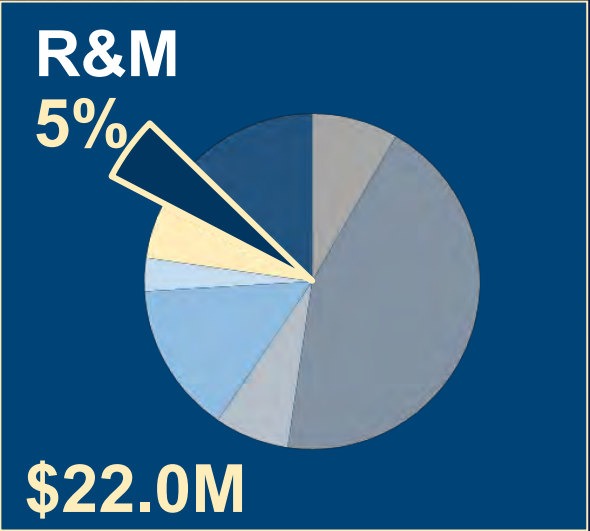
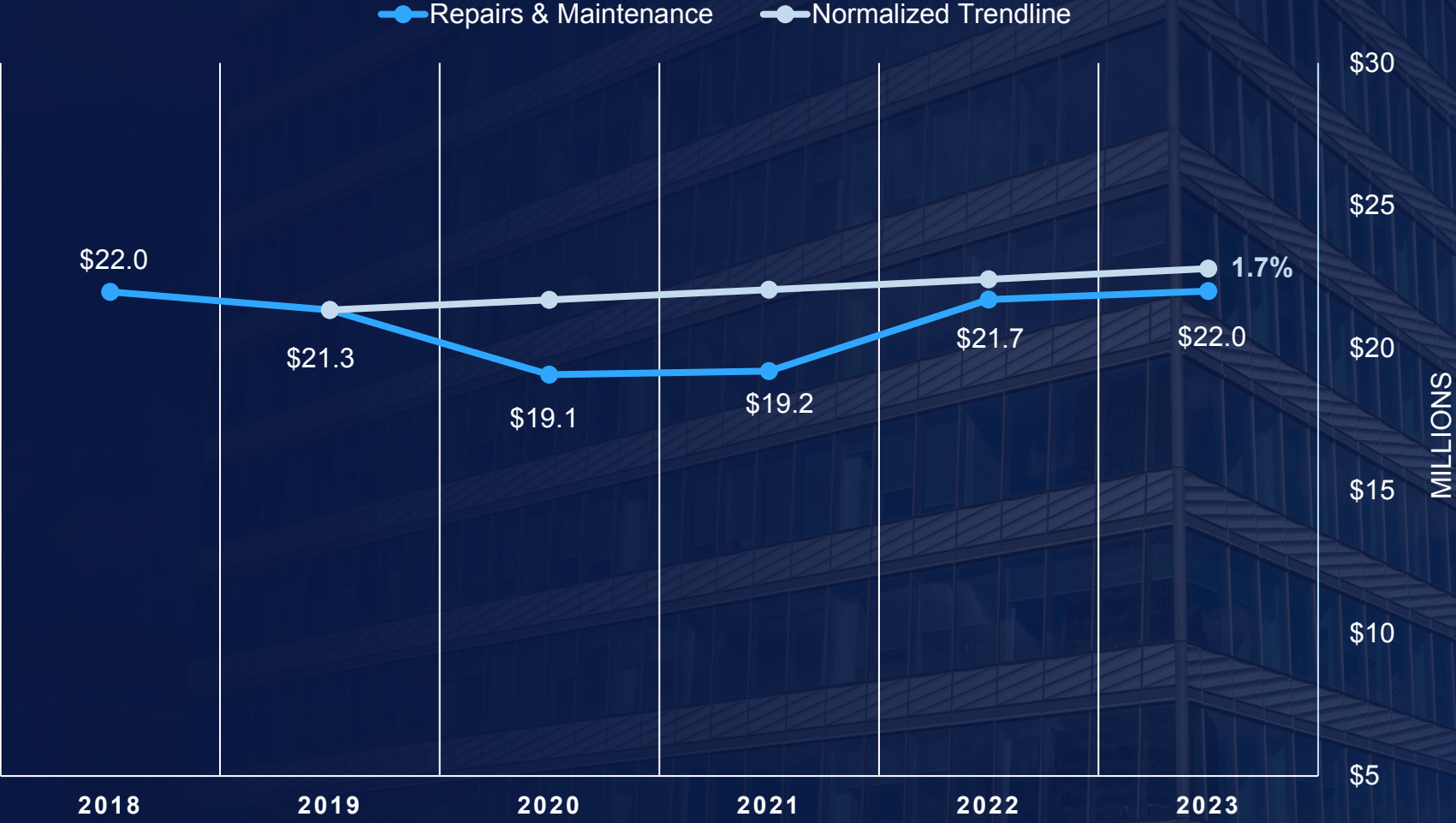


- MAINTENANCE STAFF**
- Local 32BJ
 - Local 202
- ENGINEERING STAFF**
- Local 94
 - Local 30
- ALLOCATED OFFICE**
- Onsite management overhead

Note. Management's Projection
 1. SLG Pro Rata Share
 2. 2023 Same Store Portfolio excluding One Vanderbilt Avenue
 3. Average physical occupancy, 2022 YTD , 2023 budgeted physical occupancy

OPEX: REPAIR & MAINTENANCE

SAME STORE PORTFOLIO ANALYSIS



MAINTENANCE COSTS & REPAIRS OUTSIDE OF CAPITAL EXPENDITURES

- Elevator parts / supplies
- Painting / interior repairs
- Plumbing repairs
- Mechanical preventative maintenance & supplies
- Security alarms
- Electrical repairs
- Telecom maintenance
- Minor exterior repairs

Note. Management's Projection
 1. SLG Pro Rata Share
 2. 2023 Same Store Portfolio excluding One Vanderbilt Avenue

OPEX: CLEANING

SAME STORE PORTFOLIO ANALYSIS



CLEANING

3%

\$15.3M

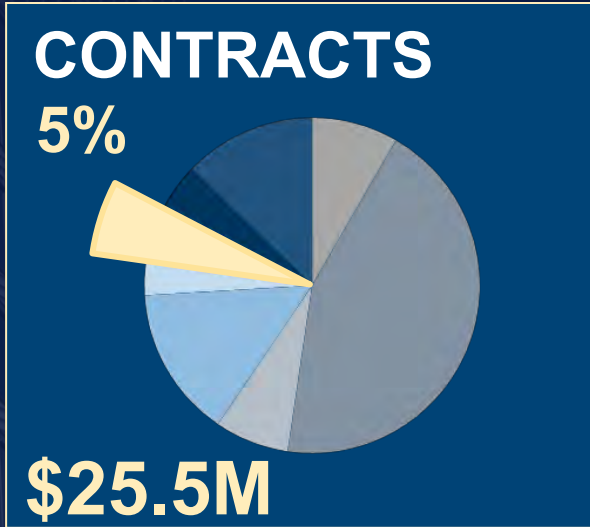
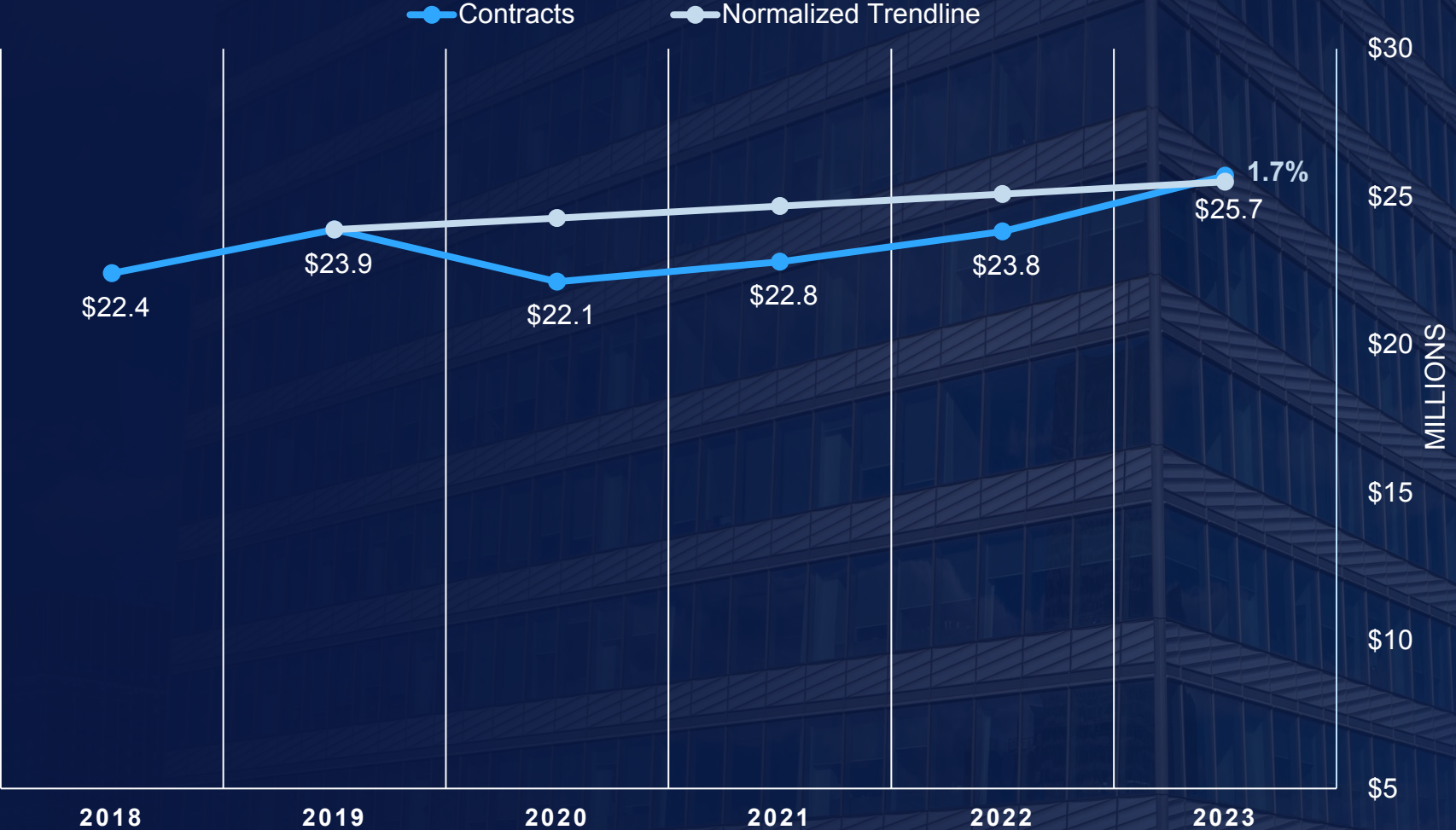
ANNUAL CLEANING AGMTS. & RELATED COSTS

- Cleaning contracts
- Lighting maintenance
- Window cleaning
- Metal / marble maintenance
- Rubbish removal
- Exterminating
- Cleaning supplies
- Uniforms
- Landscaping

Note. Management's Projection
 1. SLG Pro Rata Share
 2. 2023 Same Store Portfolio excluding One Vanderbilt Avenue

OPEX: SERVICE CONTRACTS

SAME STORE PORTFOLIO ANALYSIS



- Elevator maintenance
- Base building HVAC
- Security & alarm
- Class E system
- Security guards
- Messenger center

Note. Management's Projection
1. SLG Pro Rata Share
2. 2023 Same Store Portfolio excluding One Vanderbilt Avenue

OPEX: UTILITIES MARKET VS. PERFORMANCE

WATER, STEAM, NATURAL GAS, & ELECTRIC

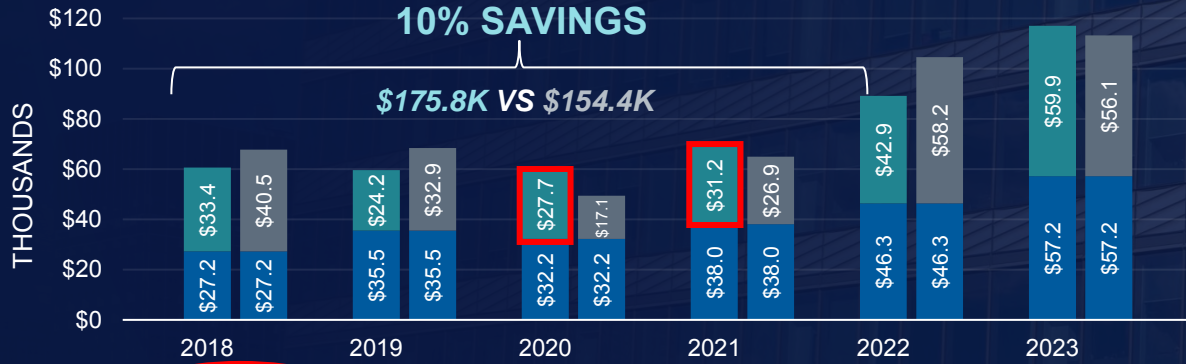
STEAM RATES (\$/mLB)



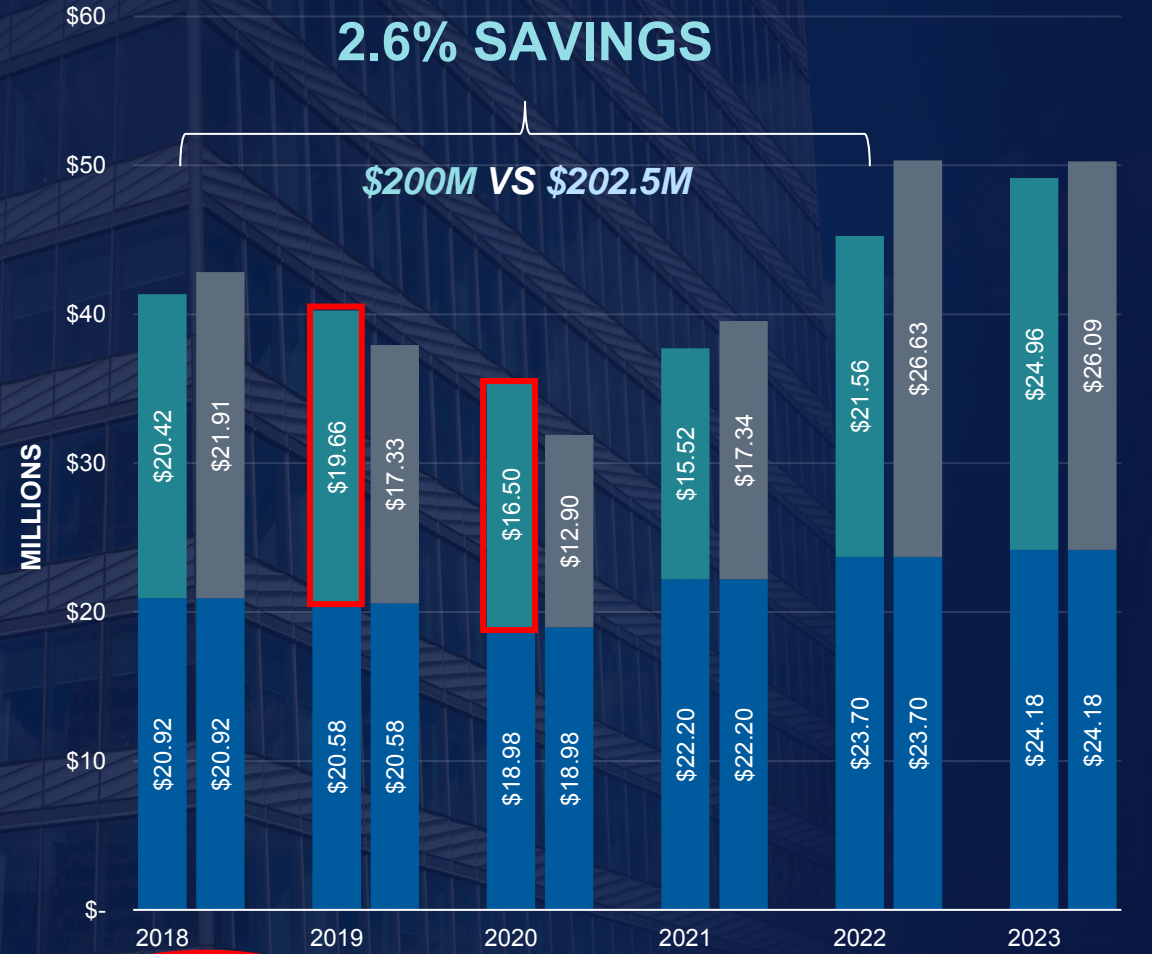
WATER RATES (\$/HCF)



NATURAL GAS SPEND (\$/Dth)



ELECTRIC SPEND (\$/kWh)

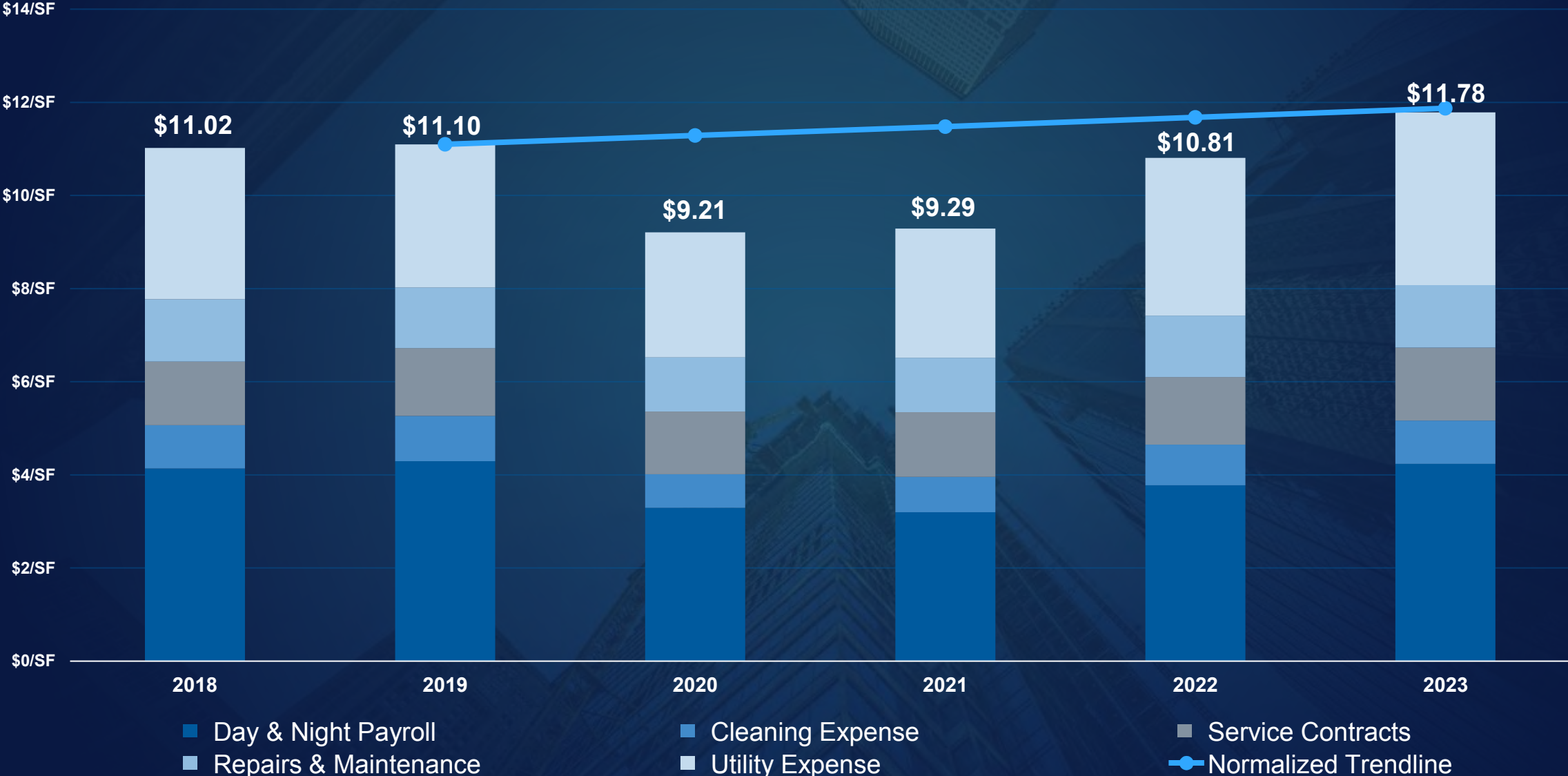


T&D Costs Actual Supply Spend Market Supply Costs

T&D Costs Actual Supply Spend Market Supply Cost

2023 Same Store portfolio managed by Yardi Energy, excluding One Vanderbilt Avenue, WWP, 800 Third, retail and suburban properties
 2022 actuals through September with Q4 as the reforecast budget numbers, 2023 budgeted

OPEX: COST PER SQUARE FOOT



Note: Management's Projection
 1. SLG Pro Rata Share
 2. 2023 Same Store Portfolio excluding One Vanderbilt Avenue

MATT DILIBERTO

CHIEF FINANCIAL
OFFICER





LIQUIDITY & LIABILITY MANAGEMENT

MAINTAINING LIQUIDITY >\$1.0B IN 2022

MANAGEMENT'S ESTIMATE

| \$ IN MILLIONS | 2022 |
|---|------------------|
| BEGINNING LIQUIDITY¹ | \$1,276.3 |
| Sources: | |
| Dispositions | 981.6 |
| One Madison Avenue – Partner Equity Contribution | - |
| Financing Activity | 596.3 |
| Funds Available for Distribution (FAD) | 307.8 |
| Debt & Preferred Equity, Net | 49.8 |
| Total Sources: | 1,935.5 |
| Uses: | |
| Debt Repayments | (1,088.2) |
| Common Dividend Payments | (258.7) |
| Preferred Dividend Payments | (21.4) |
| Development / Redevelopment Capital | (249.3) |
| Share Repurchases / Common & Preferred Unit Redemptions | (214.3) |
| 1 st Generation Capital | (59.5) |
| Acquisitions | (157.5) |
| Total Uses: | (2,048.9) |
| ENDING LIQUIDITY¹ | \$1,162.9 |

Note: Management's Projection

1. Includes Consolidated Cash, SLG Share of Unconsolidated JV Cash, Marketable Securities and Undrawn Capacity on the Revolving Credit Facility

INCREASING LIQUIDITY TO >\$1.5B IN 2023

MANAGEMENT'S ESTIMATE

| \$ IN MILLIONS | 2022 | 2023 |
|---|------------------|------------------|
| BEGINNING LIQUIDITY¹ | \$1,276.3 | \$1,162.9 |
| Sources: | | |
| Dispositions | 981.6 | 2,450.0 |
| One Madison Avenue – Partner Equity Contribution | - | 577.3 |
| Financing Activity | 596.3 | - |
| Funds Available for Distribution (FAD) | 307.8 | 221.3 |
| Debt & Preferred Equity, Net | 49.8 | 25.0 |
| Total Sources: | 1,935.5 | 3,273.6 |
| Uses: | | |
| Debt Repayments | (1,088.2) | (2,225.0) |
| Common Dividend Payments | (258.7) | (220.0) |
| Preferred Dividend Payments | (21.4) | (20.0) |
| Development / Redevelopment Capital | (249.3) | (200.0) |
| Share Repurchases / Common & Preferred Unit Redemptions | (214.3) | (125.0) |
| 1 st Generation Capital | (59.5) | (75.0) |
| Acquisitions | (157.5) | - |
| Total Uses: | (2,048.9) | (2,865.0) |
| ENDING LIQUIDITY¹ | \$1,162.9 | \$1,571.5 |

Note: Management's Projection

1. Includes Consolidated Cash, SLG Share of Unconsolidated JV Cash, Marketable Securities and Undrawn Capacity on the Revolving Credit Facility

2022 COMBINED DEBT ROLLFORWARD

REDUCING DEBT BEFORE REO

\$ IN MILLIONS

| | 12/31/2021 BALANCE (SLG SHARE) | INCREASE / (DECREASE) | 12/31/2022 BALANCE (SLG SHARE) |
|---|-----------------------------------|--------------------------|-----------------------------------|
| Property Level Debt ¹ | \$7,206.3 | \$38.7 | \$7,245.0 |
| Unsecured Term Loans | \$1,250.0 | \$400.0 | \$1,650.0 |
| Unsecured Notes | \$900.0 | (\$800.0) | \$100.0 |
| Revolving Credit Facility | \$390.0 | - | \$390.0 |
| Trust Preferred Securities | \$100.0 | - | \$100.0 |
| Total Combined Debt (Before REOs) | \$9,846.3 | (\$361.3) | \$9,485.0 |
| REO Debt ¹ (245 Park Ave & 5 Times Square) | - | \$1,986.1 | \$1,986.1 |
| Total Combined Debt | \$9,846.3 | \$1,624.8 | \$11,471.1 |

Note: Management's Projection

1. Includes Future Funding and Principal Amortization

2023 COMBINED DEBT ROLLFORWARD

FOCUSED ON SIGNIFICANT DEBT REDUCTION

\$ IN MILLIONS

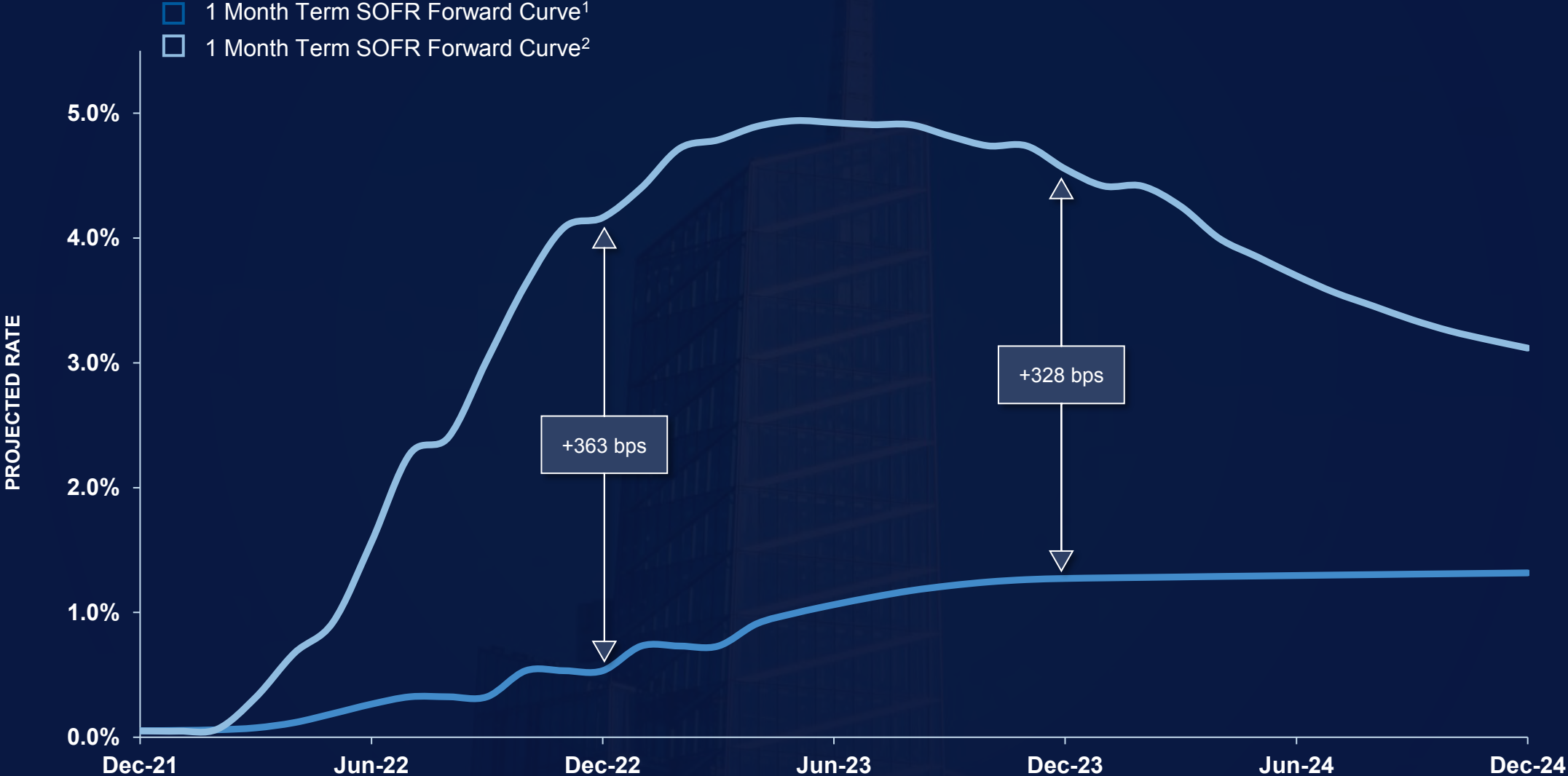
| | 12/31/2022 BALANCE (SLG SHARE) | INCREASE / (DECREASE) | 12/31/2023 BALANCE (SLG SHARE) |
|---|-----------------------------------|--------------------------|-----------------------------------|
| Property Level Debt ¹ | \$7,245.0 | (\$399.6) | \$6,845.4 |
| Unsecured Term Loans | \$1,650.0 | (\$400.0) | \$1,250.0 |
| Unsecured Notes | \$100.0 | - | \$100.0 |
| Revolving Credit Facility | \$390.0 | (\$390.0) | - |
| Trust Preferred Securities | \$100.0 | - | \$100.0 |
| Total Combined Debt (Before REOs) | \$9,485.0 | (\$1,189.6) | \$8,295.4 |
| REO Debt ¹ (245 Park Ave & 5 Times Square) | \$1,986.1 | (\$1,198.8) | \$787.3 |
| Total Combined Debt | \$11,471.1 | (\$2,388.4) | \$9,082.7 |

Note: Management's Projection

1. Includes Future Funding and Principal Amortization

FORWARD CURVE COMPARISON

UNPRECEDENTED RATE INCREASES REQUIRE UNPRECEDENTED ACTIONS



1. As of 12/03/21
2. As of 12/02/22

RECENTLY EXECUTED HEDGING ACTIVITY

UNPRECEDENTED RATE INCREASES REQUIRE UNPRECEDENTED ACTIONS

| SWAPPED POSITIONS (\$ IN MILLIONS) | NOTIONAL AMOUNT (SLG SHARE) | EFFECTIVE DATE | MATURITY DATE | SWAPPED RATE | 2023 CASH INTEREST SAVINGS |
|---------------------------------------|--------------------------------|-------------------|------------------|-----------------|-------------------------------|
| 7 Dey Street / 185 Broadway | \$200.0 | Nov 2022 | Nov 2023 | 4.74% | (\$0.1) |
| Short-Term Unsecured Term Loan | \$400.0 | Nov 2022 | Jan 2024 | 4.45% | \$1.3 |
| Unsecured Term Loan A | \$450.0 | Feb 2023 | Feb 2027 | 2.68% | \$8.9 |
| Unsecured Term Loan A | \$300.0 | Jul 2023 | May 2027 | 2.87% | \$2.4 |
| 100 Church Street | \$370.0 | Nov 2022 | Jun 2027 | 3.89% | \$3.3 |
| Trust Preferred Securities | \$100.0 | Jan 2023 | Jan 2028 | 3.76% | \$1.0 |
| Total / Wtd. Avg. | \$1,820.0 | | | 3.63% | \$16.8 |

| CAPPED POSITIONS (\$ IN MILLIONS) | NOTIONAL AMOUNT (SLG SHARE) | EFFECTIVE DATE | MATURITY DATE | CAPPED RATE | 2023 CASH INTEREST SAVINGS ² |
|--|--------------------------------|-------------------|------------------|----------------|--|
| 10 East 53 rd Street (55.0%) | \$121.0 | Feb 2022 | Feb 2023 | 4.00% | \$0.0 |
| 220 East 42 nd Street (51.0%) | \$260.1 | Dec 2021 | Jun 2023 | 3.00% | \$2.5 |
| 450 Park Avenue (25.1%) | \$67.0 | Jul 2022 | Aug 2023 | 4.00% | \$0.2 |
| 5 Times Square (31.6%) | \$158.2 ¹ | Sep 2022 | Sep 2023 | 3.50% | \$1.3 |
| 280 Park Avenue (50.0%) | \$600.0 | Sep 2022 | Sep 2023 | 4.08% | \$1.5 |
| 719 Seventh Avenue (75.0%) | \$50.0 | Oct 2022 | Sep 2023 | 3.50% | \$0.0 |
| One Madison Avenue (25.5%) | \$258.1 ¹ | Feb 2022 | May 2024 | 0.55% | \$8.5 |
| Total / Wtd. Avg. | \$1,514.4 | | | 3.20% | \$14.0 |

Grand Total / Wtd. Avg.

\$3,334.4

3.44%

\$30.8

Note: Management's Projection

1. Maximum Notional Amount Based Upon Projected Future Fundings

2. Inclusive of Cap Purchase Costs

UNHEDGED FLOATING RATE DEBT

REDUCED TO HISTORICALLY LOW LEVELS

\$ IN MILLIONS

| | SLG OWNERSHIP INTEREST | 12/31/2022 BALANCE (SLG SHARE) | 12/31/2023 BALANCE (SLG SHARE) | CURRENT RATE |
|--------------------------------------|------------------------|--------------------------------|--------------------------------|--------------|
| 121 Greene Street | 50.0% | \$6.3 | - | L + 2.00% |
| 15 Beekman | 20.0% | \$20.4 | \$25.0 | L + 1.50% |
| 115 Spring Street | 51.0% | \$33.4 | \$30.9 | L + 3.40% |
| 690 Madison Avenue | 100.0% | \$60.0 | \$60.0 | L + 1.50% |
| 2 Herald Square | 51.0% | \$93.1 | \$93.1 | L + 1.95% |
| 1552 Broadway | 50.0% | \$96.6 | \$96.6 | L + 2.65% |
| 100 Park Avenue | 49.9% | \$179.6 | \$179.6 | L + 2.25% |
| 5 Times Square | 31.6% | \$147.2 | \$199.2 | S + 4.69% |
| Revolving Credit Facility | 100.0% | \$390.0 | - | S + 1.15% |
| Floating Rate DPE | 100.0% | (\$203.2) | (\$162.3) | |
| Unhedged Floating Rate Debt | | \$823.4 | \$522.1 | |
| Total Combined Debt | | \$11,471.1 | \$9,082.7 | |
| % Unhedged Floating Rate Debt | | 7.2% | 5.7% | |

Note: Management's Projection



EARNINGS GUIDANCE

2022...MITIGATING THE IMPACT OF RISING RATES

| \$ IN MILLIONS, EXCEPT PER SHARE DATA | INITIAL GUIDANCE | CURRENT FORECAST | VARIANCE |
|---|-----------------------------|---------------------------|-----------------|
| INCOME | | | |
| Real Estate GAAP NOI | \$733.4 | \$754.1 | \$20.7 |
| Debt & Preferred Equity Income | \$86.7 | \$78.3 | (\$8.4) |
| Other Income, Net | \$40.2 | \$67.8 | \$27.6 |
| TOTAL INCOME | \$860.3 | \$900.2 | \$39.9 |
| EXPENSES | | | |
| Interest Expense ¹ & Preferred Dividends | (\$295.8) | (\$343.8) | (\$48.0) |
| General & Administrative Expense | (\$95.9) | (\$92.8) | \$3.1 |
| TOTAL EXPENSES | (\$391.7) | (\$436.6) | (\$44.9) |
| 2022 FFO | \$468.6 | \$463.6 | (\$5.0) |
| 2022 FFO Per Share | \$6.85^{2,3} | \$6.70³ | (\$0.15) |
| Diluted Weighted Avg. Shares Outstanding | 68.4M | 69.2M | 0.8M |

Note: Management's Projection

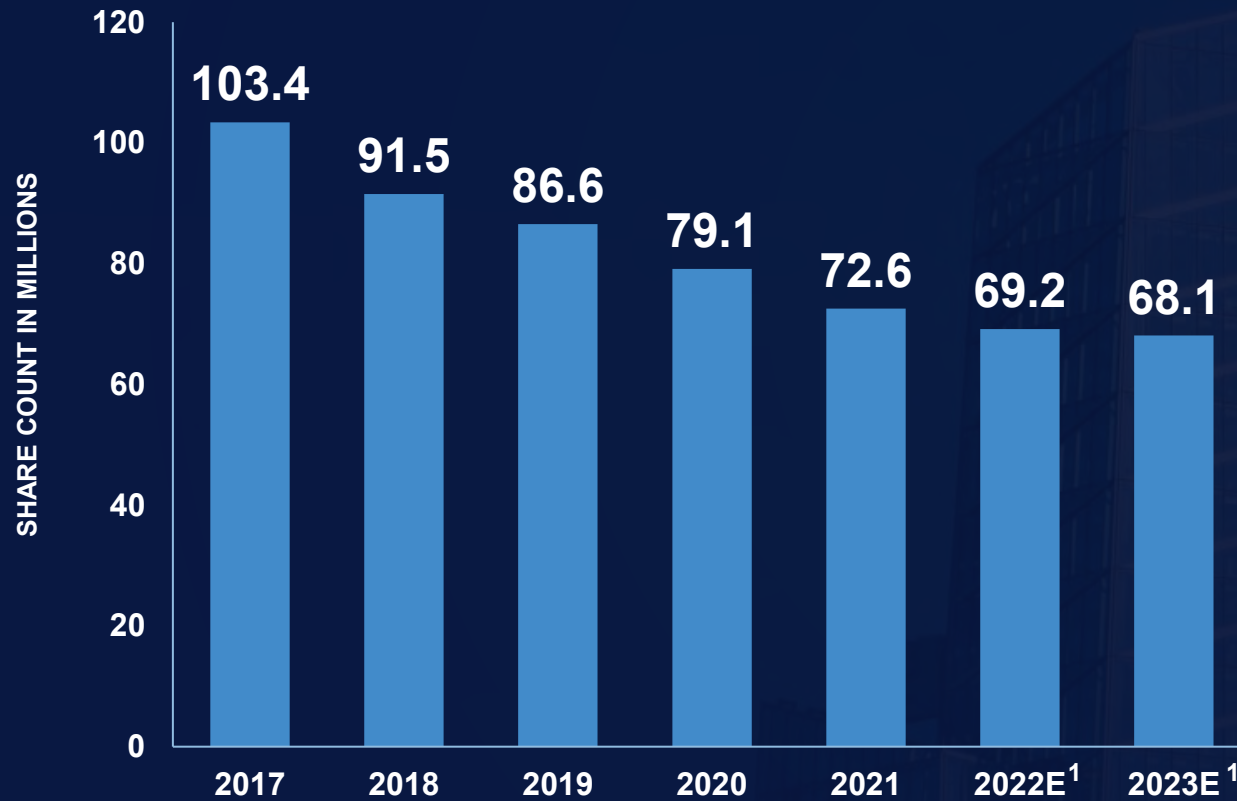
1. Includes Amortization of Deferred Financing Costs

2. Midpoint of Management's 2022 FFO Guidance Range of \$6.70 - \$7.00 Per Share

3. Excludes Non-Cash Fair Value Adjustments on Derivatives and Gains / Losses on Early Debt Extinguishment

2023 FFO COMPOSITION

WEIGHTED AVERAGE DILUTED SHARE COUNT



KEY 2023 ASSUMPTIONS

- Share repurchases paused in 2022 to increase liquidity
- Opportunistic repurchases in 2023 using liquidity from asset sales
- Completion of current \$3.5B share repurchase authorization

2023 FFO COMPOSITION

REAL ESTATE GAAP NOI

\$750.6M¹

**\$11.02
PER SHARE²**

KEY 2023 ASSUMPTIONS

- Office occupancy lower in 1H, improving in 2H
- Inflation and physical occupancy increase operating expenses ~ 7%³
- Real estate taxes increasing ~ 3%³

Note: Management's Projection

1. SLG Pro Rata Share

2. Reflects Weighted Average Diluted Share Count of 68.1M Shares in 2023

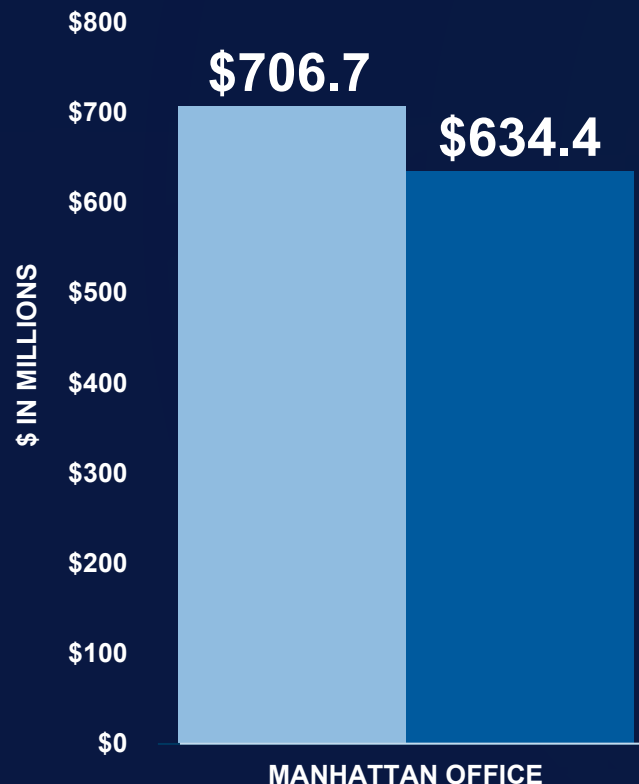
3. 2023 Same Store Portfolio Excluding One Vanderbilt Avenue

2023 REAL ESTATE CASH & GAAP NOI COMPOSITION BY PORTFOLIO – MANHATTAN OFFICE

- GAAP NOI¹
- CASH NOI¹

HIGHLIGHTS

- ↑ SLG share of One Vanderbilt Avenue NOI increases to \$122M (GAAP) and \$105M (Cash)
- ↑ Collection of previously reserved receivables
- ↓ Lease expirations at 919 Third Avenue, 1185 AOTA and 1350 AOTA
- ↓ Same Store office occupancy ~90% in 1H 2023
- ↓ Operating expense increases²:
 - Utility Expense: ~9%
 - Day & Night Payroll: ~12%
 - Cleaning Expense: ~7%



Note: Management's Projection

1. SLG Pro Rata Share

2. 2023 Same Store Portfolio Excluding One Vanderbilt Avenue

2023 REAL ESTATE CASH & GAAP NOI COMPOSITION BY PORTFOLIO

| PORTFOLIO | GAAP NOI ¹ | % OF TOTAL | CASH NOI ¹ | % OF TOTAL |
|--|-----------------------|-------------|-----------------------|-------------|
| Manhattan Office | \$706.7M | 94.1% | \$634.4M | 101.5% |
| Development / Redevelopment ² | \$8.0M | 1.1% | (\$44.3M) | (7.1%) |
| High Street Retail | \$23.9M | 3.2% | \$24.4M | 3.9% |
| Suburban & Residential | \$12.0M | 1.6% | \$10.4M | 1.7% |
| TOTAL | \$750.6M | 100% | \$624.9M | 100% |

Note: Management's Projection

1. SLG Pro Rata Share

2. Development / Redevelopment Portfolio Includes: One Madison Avenue, 15 Beekman, 760 Madison Avenue, 750 Third Avenue, 625 Madison Avenue, 5 Times Square and 2 Herald Square

2023 SAME STORE PORTFOLIO CHANGES

ADDED



One Vanderbilt Avenue



220 East 42nd Street

REMOVED



110 Greene Street



719 Seventh Avenue



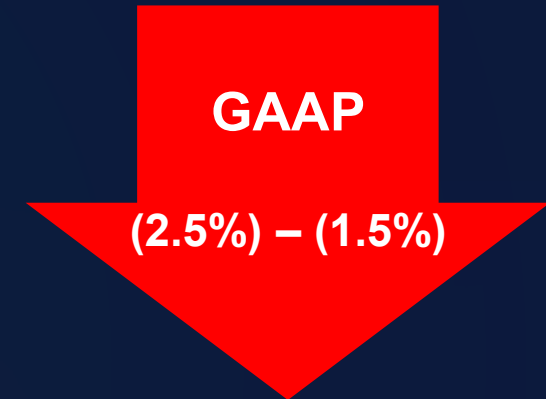
2 Herald Square

TO BE MARKETED FOR SALE

ALTERNATIVE USE
REDEVELOPMENT
OPPORTUNITY

2023 SAME STORE NOI GUIDANCE

2023
SAME STORE
NOI¹



FACTORS IN 2023 SAME STORE NOI

- ↑ One Vanderbilt added to Same Store portfolio
- ↑ Rent commencement for Suntory lease at 11 Madison Avenue
- ↓ Lease expirations at 919 Third Avenue, 1185 AOTA and 1350 AOTA
- ↓ Expense recoveries in 2022 not replicated in 2023
- ↓ Inflation and physical occupancy increase operating expenses

2023 FFO COMPOSITION

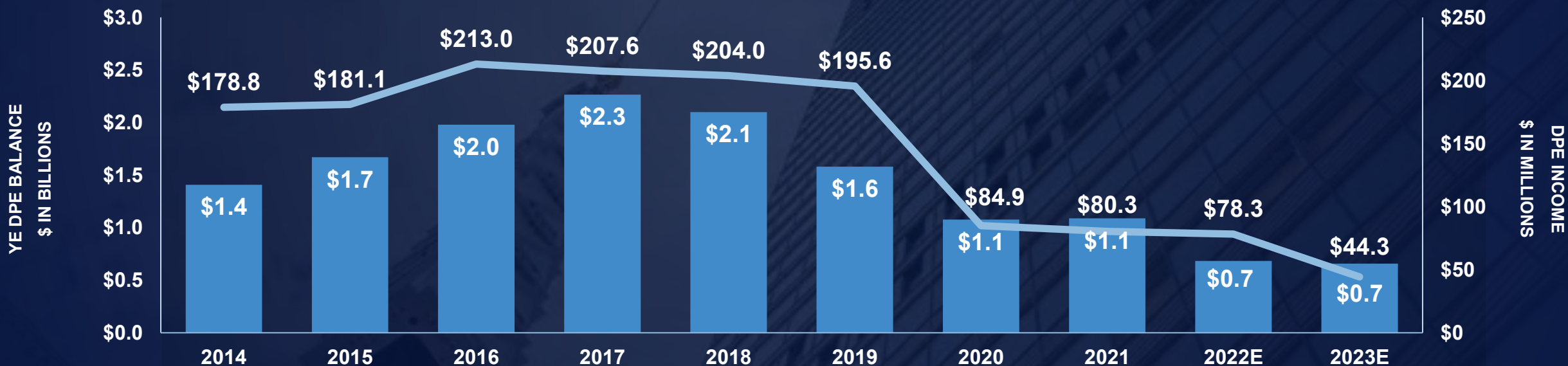
DEBT & PREFERRED EQUITY INCOME

\$44.3M

\$0.65
PER SHARE¹

KEY 2023 ASSUMPTIONS

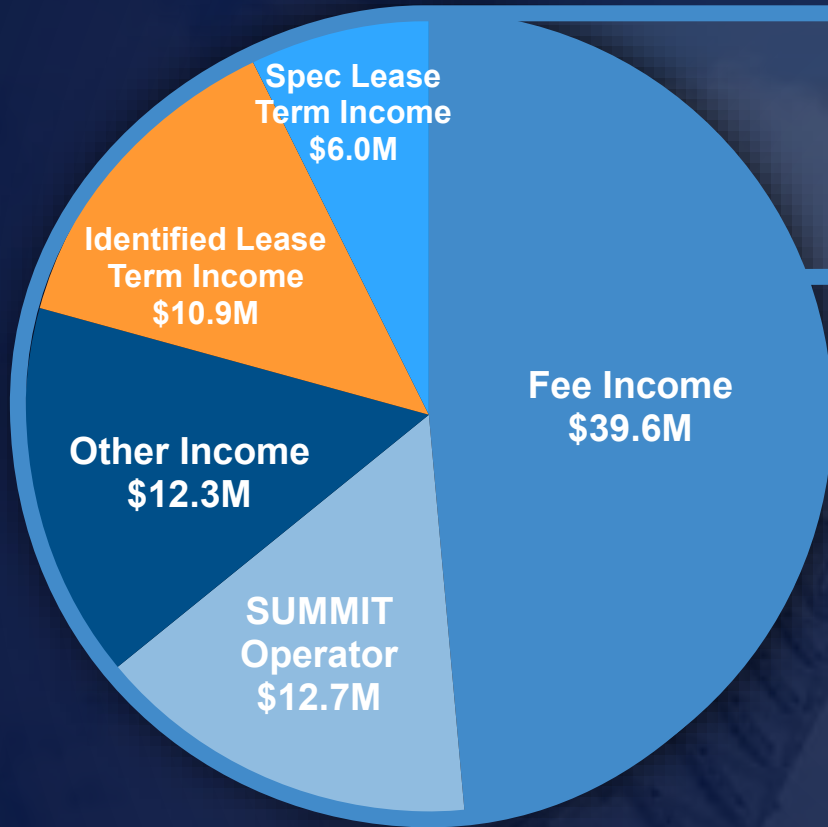
- No new originations
- \$59M of anticipated repayments
- \$17M of future funding on existing investments



Note: Management's Projection
1. Reflects Weighted Average Diluted Share Count of 68.1M Shares in 2023

2023 FFO COMPOSITION

OTHER INCOME, NET



\$81.5M

\$1.20
PER SHARE¹

KEY 2023 ASSUMPTIONS

- Third-party fee streams growing
- Fee income includes:
 - Management / special servicing fees – 29%
 - Leasing commissions – 18%
 - Construction / development fees – 32%
 - Financing / acquisition fees – 20%
 - Reimbursement of direct personnel expenses – 1%

Note: Management's Projection

1. Reflects Weighted Average Diluted Share Count of 68.1M Shares in 2023

2023 FFO COMPOSITION

INTEREST EXPENSE¹ & PREFERRED DIVIDENDS

(\$413.2M)

**(\$6.07)
PER SHARE²**

KEY 2023 ASSUMPTIONS

- Combined debt reduction ~\$2.4B
- Net of \$148M of capitalized interest
- Average SOFR 285 bps higher than 2022

Note: Management's Projection

1. Includes Amortization of Deferred Financing Costs

2. Reflects Weighted Average Diluted Share Count of 68.1M Shares in 2023

2023 FFO COMPOSITION

CAPITALIZED INTEREST

2023 CAPITALIZED PROPERTIES

One Madison Avenue (100%)

760 Madison Avenue (100%)

15 Beekman (100%)

5 Times Square (97%)

625 Madison Avenue (86%)

750 Third Avenue (78%)

2 Herald Square (65%)

245 Park Avenue (27%)

2023 FFO COMPOSITION

GENERAL & ADMINISTRATIVE EXPENSE

(\$92.2M)

**(\$1.35)
PER SHARE¹**

KEY 2023 ASSUMPTIONS

- Reduced executive compensation
- 55.3% non-cash (stock-based)



Note: Management's Projection
1. Reflects Weighted Average Diluted Share Count of 68.1M Shares in 2023

2023...FEELING THE IMPACT OF RISING RATES

| \$ IN MILLIONS, EXCEPT PER SHARE DATA | 2023 GUIDANCE | 2022 CURRENT FORECAST | VARIANCE |
|---|-----------------------------|---------------------------|-----------------|
| INCOME | | | |
| Real Estate GAAP NOI | \$750.6 | \$754.1 | (\$3.5) |
| Debt & Preferred Equity Income | \$44.3 | \$78.3 | (\$34.0) |
| Other Income, Net | \$81.5 | \$67.8 | \$13.7 |
| TOTAL INCOME | \$876.4 | \$900.2 | (\$23.8) |
| EXPENSES | | | |
| Interest Expense ¹ & Preferred Dividends | (\$413.2) | (\$343.8) | (\$69.4) |
| General & Administrative Expense | (\$92.2) | (\$92.8) | \$0.6 |
| TOTAL EXPENSES | (\$505.4) | (\$436.6) | (\$68.8) |
| FFO | \$371.0 | \$463.6 | (\$92.6) |
| FFO Per Share | \$5.45^{2,3} | \$6.70³ | (\$1.25) |
| Diluted Weighted Avg. Shares Outstanding | 68.1M | 69.2M | (1.1M) |

Note: Management's Projection

1. Includes Amortization of Deferred Financing Costs

2. Midpoint of Management's 2023 FFO Guidance Range of \$5.30 - \$5.60 Per Share

3. Excludes Non-Cash Fair Value Adjustments on Derivatives and Gains / Losses on Early Debt Extinguishment

2023 FFO PER SHARE GUIDANCE

\$5.30 - \$5.60

FFO PER SHARE¹

Note: Management's Projection

1. Reflects Weighted Average Diluted Share Count of 68.1M Shares in 2023

2023 ESTIMATED FUNDS AVAILABLE FOR DISTRIBUTION (FAD)

\$ IN MILLIONS

| | |
|---|----------------------------|
| FFO GUIDANCE | \$371.0¹ |
| Non-Real Estate Depreciation | \$2.6 |
| Amortization of Deferred Financing Costs | \$22.1 |
| Stock Based Compensation | \$51.0 |
| Straight-Line Rent & Other Non-Cash Adjustments | (\$58.2) |
| 2 nd Cycle Capital | (\$167.2) |
| FAD GUIDANCE | \$221.3 |

Note: Management's Projection

1. Midpoint of Management's 2023 Guidance Range

2023 GUIDANCE ASSUMPTIONS

Dispositions:

- 7 Dey Street / 185 Broadway (being marketed for sale)
- 245 Park Avenue – 75% JV Interest (being marketed for sale)
- 750 Third Avenue (being marketed for sale)
- One Vanderbilt Avenue – JV Interest (being marketed for sale)
- 110 Greene Street (to be marketed for sale)
- 719 Seventh Avenue (to be marketed for sale)

Debt & Preferred Equity

- No new originations
- Anticipated repayments: \$59M
- Future funding on existing investments: \$17M

Secured & Unsecured Debt

- Reduce Revolving Credit Facility balance to \$0 by YE 2023
- Refinance 919 Third Avenue
- Repay \$400M Unsecured Term Loan

Other Income

- Fee income, net of costs: \$39.6M
- Summit Operator: \$12.7M
- Other income: \$12.3M
- Identified lease termination income: \$10.9M
- Speculative lease termination income: \$6.0M

G&A Expense

- 0.7% decrease over 2022

LAURA JACKSON

SENIOR VICE PRESIDENT
TAX DIRECTOR

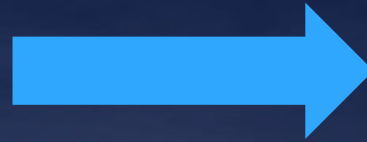




DIVIDEND

2023 ORDINARY DIVIDEND

2022 ORDINARY DIVIDEND
\$3.73



2023 ORDINARY DIVIDEND
\$3.25

KEY 2023 HIGHLIGHTS

- Monthly dividend paid in cash
- Dividend reflects
 - 100% distribution of projected 2023 FAD²
 - 60% distribution of projected 2023 FFO²
- Results in dividend yield ~ 8%¹

Note: Management's Projection

1.Dividend Yield Calculated Using the Annualized Dividend Divided by the Closing Share Price of \$ 40.61 as of 12/2/22

2.Based on Midpoint of Management's 2023 FFO Guidance Range of \$5.30 - \$5.60 per share

FFO RECONCILIATION TO TAXABLE INCOME

Funds From Operations (FFO)

+/- Non-Cash Adjustments (Stock Comp, SL Rent, etc.)

- Second Cycle Capital

Funds Available for Distribution (FAD)

- Tax Depreciation & Cost Recovery Deductions

+/- Other Tax Differences (Tax Gains, TRS, Capitalization)

+/- Extraordinary Tax Capital Gain / (Loss)

Taxable Income

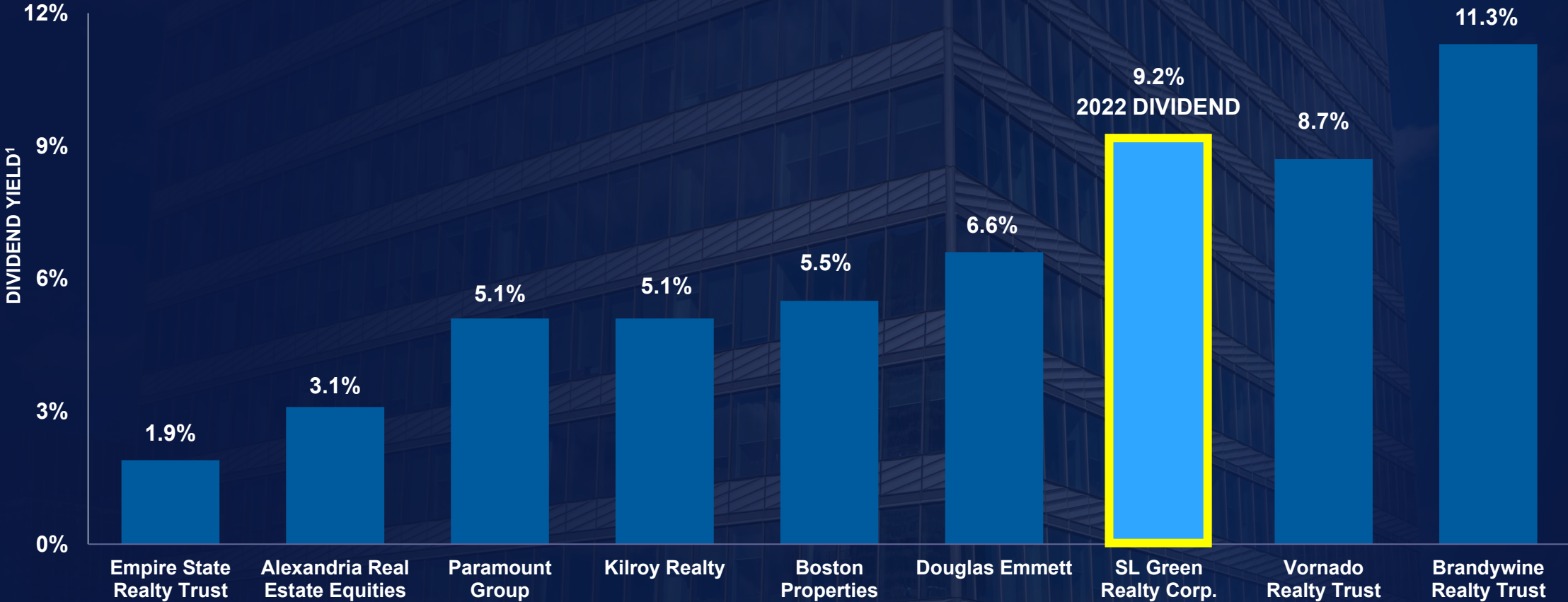
**2023
ORDINARY CASH
DIVIDEND
\$3.25 / SHARE**

SPECIAL DIVIDEND

TOTAL DIVIDEND

DIVIDEND YIELD COMPARISON – OFFICE PEERS

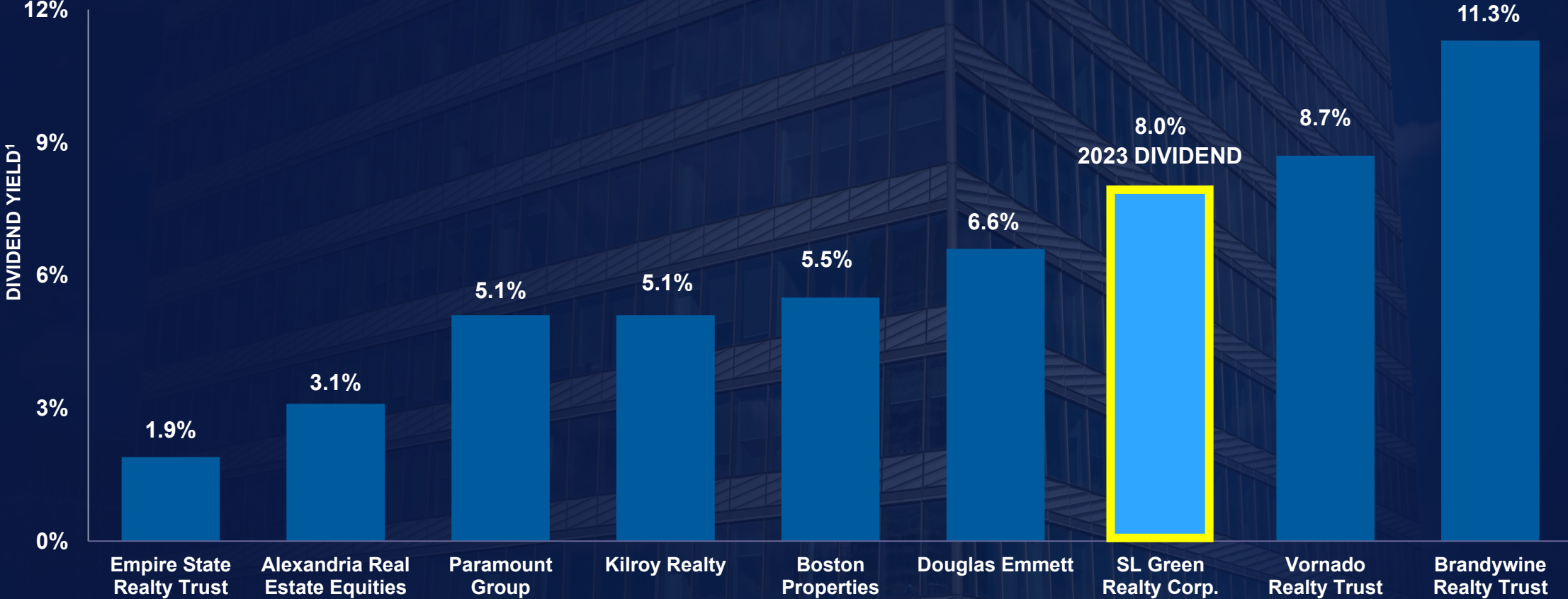
SLG 2022 ORDINARY DIVIDEND: \$3.73 / SHARE



Source: IBES consensus estimates based on Market Data as of 12/2/22. Excludes special dividends.
1.Dividend Yield Calculated Using the Annualized Dividend Divided by the Closing Share Price of \$ 40.61 as of 12/2/22. Office Peer Data not Reflective of Potential Dividend Reductions

DIVIDEND YIELD COMPARISON – OFFICE PEERS

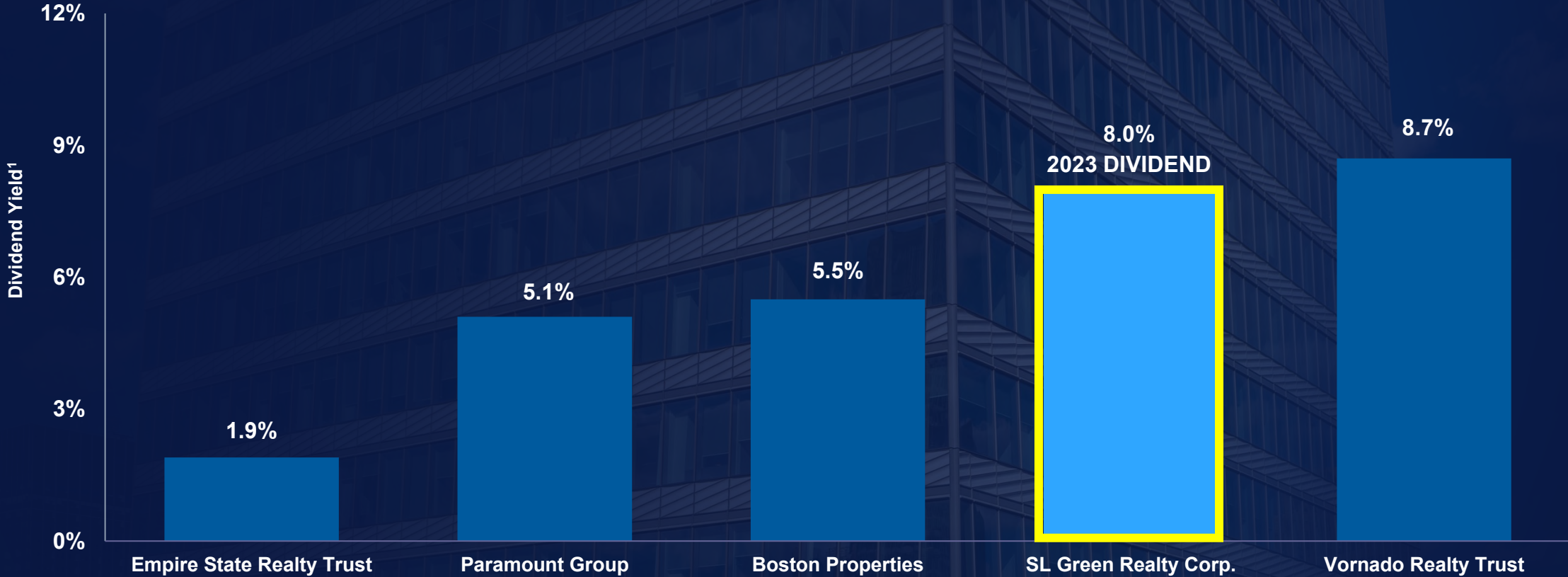
SLG 2023 ORDINARY DIVIDEND: \$3.25 / SHARE



Source: IBES consensus estimates based on Market Data as of 12/2/22. Excludes special dividends.
1.Dividend Yield Calculated Using the Annualized Dividend Divided by the Closing Share Price of \$ 40.61 as of 12/2/22. Office Peer Data not Reflective of Potential Dividend Reductions

DIVIDEND YIELD COMPARISON – NYC OFFICE PEERS

SLG 2023 ORDINARY DIVIDEND: \$3.25 / SHARE



Source: IBES consensus estimates based on Market Data as of 12/2/22. Excludes special dividends.
1.Dividend Yield Calculated Using the Annualized Dividend Divided by the Closing Share Price of \$40.61 as of 12/2/22. Office Peer Data not Reflective of Potential Dividend Reductions

2022 SCORECARD



2022 SCORECARD

LEASING

MANHATTAN
SIGNED
OFFICE LEASES
2M SF

2.4MSF 

MANHATTAN
SAME STORE
OCCUPANCY
94.3%

91.0% - 92.0% 


MANHATTAN
OFFICE
MARK-TO-MARKET
(2.5%) – 2.5%

(6.0%) 

INVESTMENTS

SHARE
REPURCHASES
>\$250M

\$196M 

ACQUISITIONS
>\$250M
>\$2.4B 

DISPOSITIONS
>\$750M
>\$900M 

DPE

ORIGINATIONS
>\$200M
@ 8%

\$0M 

ONE MADISON

SIGNED
ANCHOR
LEASES
>500K SF


675K SF 

COMMENCE STEEL
ERECTION
ABOVE THE 10TH
FLOOR
NOVEMBER 2022

ACHIEVED 

7 DEY STREET

95%
LEASED
OVERALL

95.7%
LEASED 

OBTAIN
PERMANENT
FINANCING

SELLING IN 2023 

760 MADISON

OBTAIN NYS
ATTY GEN
APPROVAL
&
LAUNCH
MARKETING
OF CONDOS

SUBMITTED 

COMMUNITY

REACH 1 MILLION
MEALS SERVED
BY FOOD1ST

ACHIEVED 

FINANCIAL PERFORMANCE

SAME STORE
CASH NOI GROWTH
4.5%

4.0% 

ISSUE \$800M
UNSECURED
BONDS
\$400M BANK
FACILITY 

TRS
>10%
(41.39%) 
EXCEED DJ U.S.
REAL ESTATE
OFFICE INDEX
BY 250 BPS
(942 BPS) 

ESG

GRESB
SCORE
92

89 

FURTHER
DIVERSIFY
BOARD

ACHIEVED 

CASINO

OBTAIN
DOWNSTATE
CASINO
LICENSE

RFP 2023 



2023 GOALS & OBJECTIVES

2023 GOALS & OBJECTIVES

LEASING

MANHATTAN
SIGNED
OFFICE LEASES

1.7M SF

MANHATTAN
SAME STORE
OCCUPANCY

92.4%

MANHATTAN
OFFICE
MARK-TO-MARKET

(2.5%) – 2.5%

INVESTMENTS

SHARE
REPURCHASES

COMPLETE \$3.5B
AUTHORIZATION
(\$122M)

ACQUISITIONS

\$200M

DISPOSITIONS

\$2.0B

DPE

ORIGINATIONS

\$100M
@ 12%

ONE MADISON

SIGNED
LEASES

265K SF

TEMPORARY
CERTIFICATE OF
OCCUPANCY
(TCO)

OCTOBER 2023

760 MADISON

TURNOVER
RETAIL SPACE
TO ARMANI

Q4 2023

CONDOMINIUM
SALE
CONTRACTS

50%

245 PARK

SELL
JV INTEREST

75%

15 BEEKMAN

TURNOVER
DORMITORY
SPACE TO PACE

Q3 2023

FINANCIAL PERFORMANCE

SAME STORE
CASH NOI
GROWTH

3.0%

REDUCE
DEBT

\$2.5B

TRS
>10%
EXCEED DJ U.S.
REAL ESTATE
OFFICE INDEX
BY 250BPS

ESG

GRESB
SCORE

90

COMMUNITY

OBTAIN
DOWNSTATE
CASINO
LICENSE

SUMMIT

ATTENDANCE

1.8M

2ND SUMMIT
LOCATION

IDENTIFY

The image features a night-time view of the Taipei skyline, with the Taipei 101 skyscraper prominently lit in blue and white. The city lights are visible in the background under a dark blue sky. The logo for SL GREEN REALTY CORP. is overlaid on the left side of the image. The logo consists of a stylized white icon of a building or window frame on the left, followed by the text "SL GREEN" in a large, white, sans-serif font. Below "SL GREEN" is a horizontal line, and under that line is the text "REALTY CORP." in a smaller, white, sans-serif font.

SL GREEN
REALTY CORP.