

CITI 2024 GLOBAL PROPERTY CEO CONFERENCE



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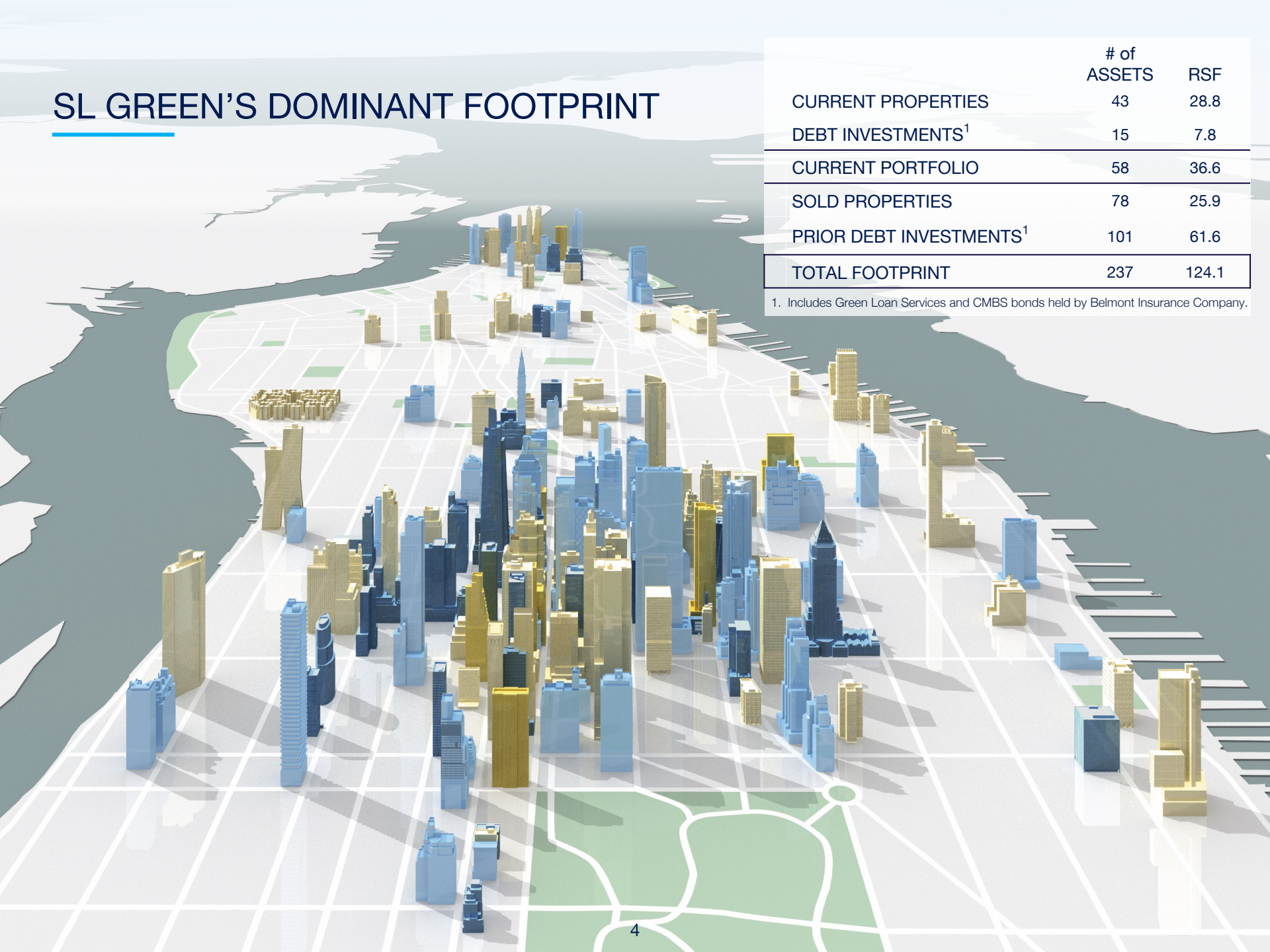
THE SL GREEN PLATFORM

SCALABLE PLATFORM WITH COMPLEMENTARY EXPERTISE ACROSS SEVEN MAIN BUSINESS LINES



INVESTMENT MANAGEMENT	LENDING	LEASING	DEVELOPMENT & CONSTRUCTION	OPERATIONS	ASSET MANAGEMENT	LOAN SPECIAL SERVICING
2023 Activity: \$5.8B of Gross Transaction Volume	Over \$17.1B Of Debt Originations And Loan Acquisitions Since 1998	32 Million SF of Leases Signed in Past 12 Years (8.1 Million SF since 2020)	5.1 Million SF Currently Under Development / Redevelopment	Tenant Satisfaction Score of 4.42/5, Outperforming Kingsley Index (4.21/5)	Management Across Asset Classes: Office, Retail, Hotel, Residential Condos, Multi-Family, Affordable Housing	Fitch and S&P Rated Servicer Nationally Across All Major Asset Types

SL GREEN'S DOMINANT FOOTPRINT



	# of ASSETS	RSF
CURRENT PROPERTIES	43	28.8
DEBT INVESTMENTS ¹	15	7.8
CURRENT PORTFOLIO	58	36.6
SOLD PROPERTIES	78	25.9
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.

2024 GOALS & OBJECTIVES

LEASING

MANHATTAN
SIGNED
OFFICE LEASES

2.0M SF

MANHATTAN
SAME STORE
OCCUPANCY

91.6%

MANHATTAN
OFFICE
MARK-TO-MARKET

2.5% – 5.0%

INVESTMENTS

NYC
OPPORTUNITY
FUND
CLOSE 2024

SIZE
\$1.0B

FUND
DEPLOYMENT

\$150M

DISPOSITIONS

\$1.45B

DEVELOPMENT

ONE MADISON
% LEASED

75%

760 MADISON
CONDOMINIUM
SALES

100%
SOLD & CLOSED

245 PARK
ADDITIONAL JV
INTEREST SALE

25%

750 THIRD
RESIDENTIAL
CONVERSION

LAUNCH

COMMUNITY

DOWNSTATE
CASINO LICENSE

OBTAIN

SUMMIT

ANNOUNCE
ADDITIONAL
SUMMIT
LOCATIONS

2

FINANCIAL PERFORMANCE

SAME STORE
CASH NOI
GROWTH

1.0% – 2.0%

REDUCE
DEBT

\$1.0B

EXTEND / MODIFY
/ REFINANCE
DEBT

\$5.0B

DISCOUNTED
DEBT GAINS

\$50M

REDUCE SHORT
INTEREST

<15%

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

NET ASSET VALUE – IMPLIED DISCOUNT

\$ IN MILLIONS EXCEPT PER SHARE; ALL PRESENTED @ SLG SHARE

SHARE PRICE¹		\$48.49
Total Market Enterprise Value		\$14,028
Alternative Strategy Portfolio (“ASP”)	@ Debt Balance as of 12/31/23 (Excludes 717 Fifth Avenue & 2 Herald Square)	(1,027)
Adjusted Market Enterprise Value		\$13,001
Leased Fees and Leasehold Interests ²	711 Fee @ 5.0% Cap; Leaseholds @ 10.0% Cap (Average)	(914)
High Street Retail and Residential Portfolios ³	@ 6.0% Cap (Average)	(515)
Suburban Portfolio ⁴	@ Net Present Value	(140)
The Summit ⁵	@ Net Present Value	(248)
Development Properties ⁶	@ Cost / FMV	(1,714)
One Vanderbilt ⁷	@ FMV	(3,357)
Held for 2023 Sale Properties ⁸	@ Estimated Net Proceeds	(250)
Debt & Preferred Equity Portfolio ⁹	@ 0.85x Book Value	(479)
Other Assets ¹⁰	Air Rights, Promotes, Asset Mgmt Fees, Other Assets	(341)
Residual Value - Fee Simple Manhattan Office		\$5,042
2024 Fee Simple Manhattan Office Cash NOI at Share¹¹		\$428
Implied Cap Rate		8.5%
Implied Value PSF		\$432

Cap Rate	Implied Stock Price	Price PSF
6.00%	\$78.88	\$611
6.50%	\$70.91	\$564
7.00%	\$64.08	\$524

Note: Property values as of 12/31/23. Share count as of 12/31/23

- Share price as of market close 3/1/24
- Leasehold interests include Graybar, 1185 AoA and 711 Third. 625 Madison is excluded
- High Street Retail assets include 760 Madison Retail Condo and 85 Fifth. Residential includes 7 Dey and 15 Beekman. Excludes ASP properties
- Reflects management estimate FMV for Landmark Square, Palisades and Galleria Mall
- Utilizes a 13.5% discount rate and a 10x multiple on after tax NCF to calculate exit value
- Includes OMA at cost, 245 Park at Gross Sale Price, and 750 Third Avenue at Management Estimate FMV
- Reflects management estimate FMV plus cash on hand and promote
- Net cash proceeds estimate for 760 Madison residential condos and 625 Madison
- Includes existing DPE Portfolio plus retained preferred equity position on 625 Madison
- Includes fees and promotes (exc. OVA), air rights, restricted cash, and Other Assets
- 2024 projected cash NOI, adding back free rent. Excludes ASP properties

*The capitalization rates (“Cap Rates”) shown in the above ranges are illustrative in nature and may or may not reflect Cap Rates used by investors or other parties when valuing our properties. Cap Rates, which are applied as one potential approach to determine value, are inherently subjective and uncertain, and typically vary based on several factors, including property type, location, variability of market conditions and many other considerations. We have applied a single cap rate to our Manhattan stabilized cash NOI merely to illustrate the significant discount to an implied Net Asset Value (“NAV”) at which we believe we trade, recognizing that the exact amount of that discount will vary depending on the Cap Rate selected and other factors.

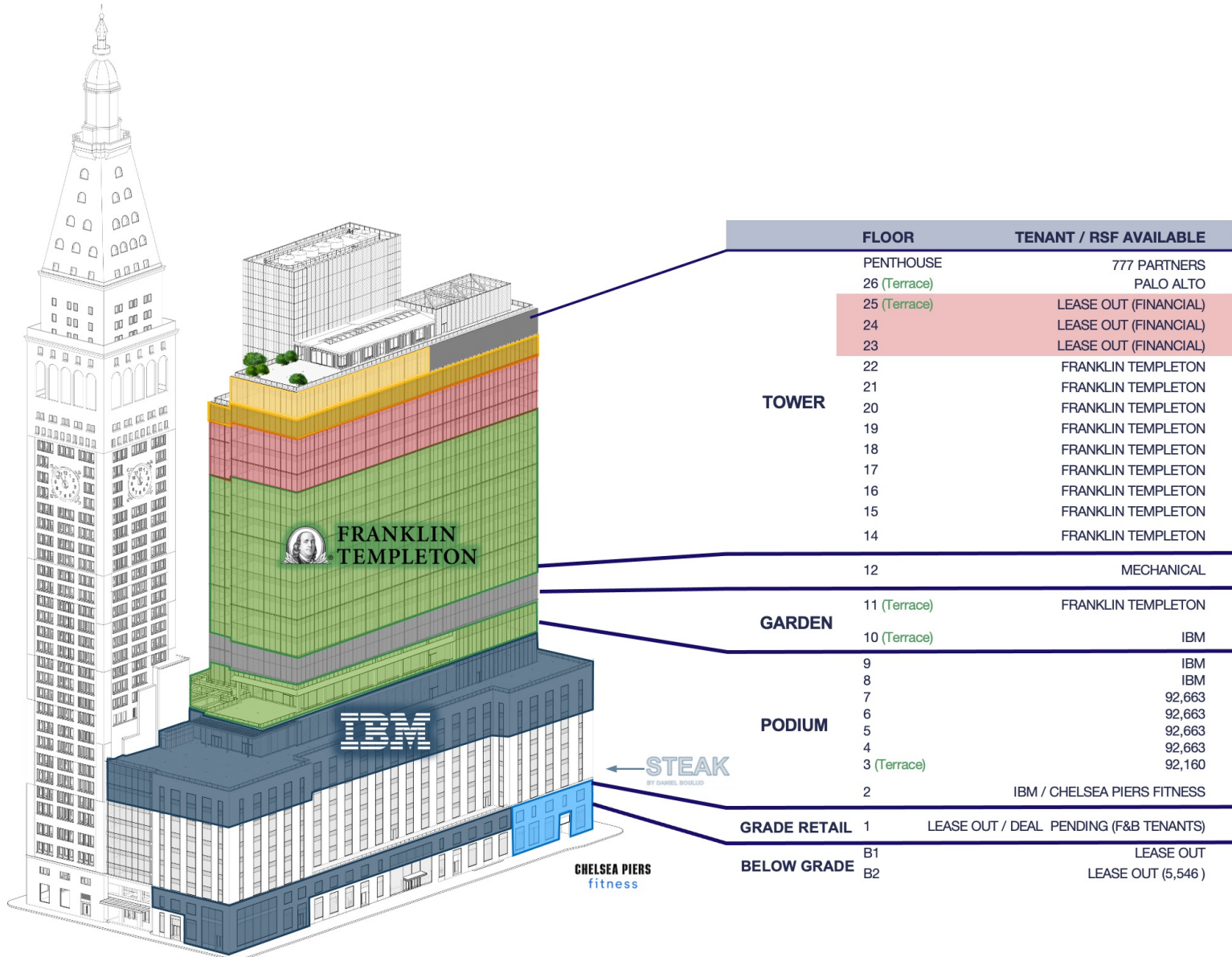
**The above NAVs are merely illustrative and are not intended to reflect the value or the net proceeds that might be realized from a sale of our properties. The use of NAV as a measure of value is subject to inherent limitations. As with any valuation methodology, the methodologies used by the Company in estimating NAVs are based on many assumptions, judgments or opinions that may or may not prove to be correct, and other companies or investors may calculate NAVs differently than the Company. Among other things, the NAVs are based on uncertain Cap Rates and estimates and do not take into account transfer taxes and numerous other transactional costs that might be incurred if we sought to sell properties. There can be no assurance that the above NAVs or the estimates that underlie them accurately reflect the fair value of our assets, and actual value may differ materially. As such, NAV should not be viewed as indicative of the actual price that could be achieved from a sale of our properties or the Company. Investors in the Company are cautioned that NAV does not represent (i) the amount at which the Company’s securities would trade on a national securities exchange, (ii) the amount that a security holder would obtain upon a sale of his or her securities, (iii) the amount that a security holder would receive if the Company liquidated or (iv) the book value of the Company’s real estate, which is generally based on the amortized cost of the property, subject to certain adjustments.

LEASING UPDATE

LEASES SIGNED SINCE 12/4/23	PROPERTY	SF
Uncommon Schools, Inc.	100 Church St.	27,833
Hinshaw & Colbertson	800 Third Avenue	26,977
McDermott Will & Emery LLP	One Vanderbilt Avenue	22,944
H Work LLC	100 Church St.	22,873
Partially Important Productions	555 West 57 th St.	19,820
42 Other Leasing Transactions		255,595
TOTAL		376,042

PIPELINE	# OF LEASES	SF
LEASES OUT FOR SIGNATURE		
New	1	27,964
Renewal	-	-
	1	27,964
LEASES IN NEGOTIATION		
New	32	539,113
Renewal	11	278,252
	43	817,365
TERM SHEETS IN NEGOTIATION		
New	11	529,915
Renewal	12	109,154
TOTAL	23	639,069
TOTAL PIPELINE	67	1,484,398

ONE MADISON AVENUE LEASING UPDATE

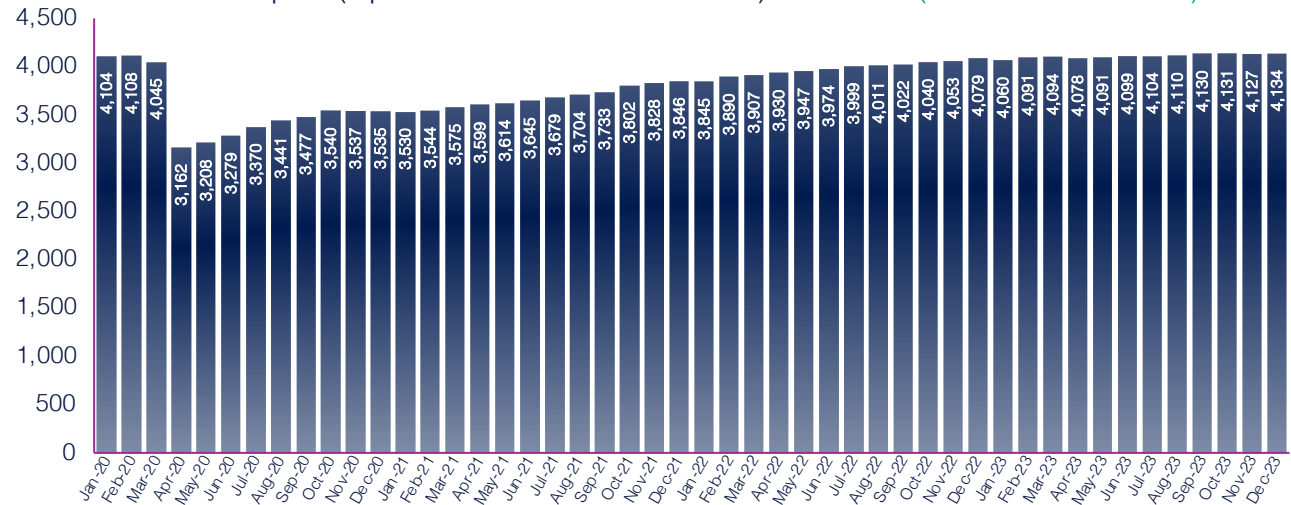


NYC EMPLOYMENT RECOVERY CONTINUES

PRIVATE SECTOR JOBS

Lost in Pandemic (Feb 2020 – April 2020): **-946.3K**

Recouped (April 2020 – December 2023): **+972.5K (102.8% recovered)**



OFFICE USING JOBS

Lost in Pandemic (Feb 2020 - June 2020): **-160.9K**

Recouped (July 2020 – Dec 2023): **+159.1K (98.9% recovered)**



THE ALTERNATIVE STRATEGY PORTFOLIO

\$ IN MILLIONS

PROPERTY	SLG % INTEREST	SQUARE FOOTAGE	TOTAL DEBT	3/31/2024 DEBT AT SLG SHARE	FINAL MATURITY DATE	RECOURSE AT SLG SHARE ¹
Worldwide Plaza	25.0%	2,048,725	1,197.6	299.4	Nov 2027	-
5 Times Square	31.6%	1,127,931	1,086.1	342.0	Sept 2026	-
2 Herald Square ²	95.0%	369,000	-	-	-	-
11 W 34 th Street	30.0%	17,150	23.0	6.9	Feb 2023	-
650 Fifth Avenue	50.0%	69,214	275.0	137.5	Jan 2024	9.3 ³
1552 Broadway	50.0%	57,718	193.1	96.6	Feb 2024	-
719 Seventh Avenue	75.0%	10,040	50.0	50.0 ⁴	Dec 2024	-
690 Madison Avenue	100.0%	7,848	60.0	61.2	July 2025	-
115 Spring Street	51.0%	5,218	65.6	33.4	Mar 2025	-
TOTAL		3,712,844	\$2,950.4	\$1,027.0		\$9.3
Debt Yield / DSCR ⁵			2.8%	0.4x		

717 Fifth Avenue	*SOLD*	*SOLD*	*SOLD*	*SOLD*	*SOLD*	*SOLD*
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1. Recourse excludes standard bad act carve-out guaranties

2. In January 2024, closed on the acquisition of interests in the JV that owns the leasehold interest at 2 Herald Square for no consideration, increasing the Company's interest in the JV to 95%. The JV then satisfied the existing \$182.5 million mortgage on the property for a net payment of \$7.0 million in February 2024..

3. Reflects recourse associated with leasehold position that may be due no earlier than 2033

4. 719 Seventh avenue is a consolidated joint venture

5. NOI calculated as 4Q24 projected NOI annualized adding back free rent and assumes contractual interest rate and hedging through December 2024. DSCR calculation reflects contractual interest rate hedging through December 2024

2024 ALTERNATIVE STRATEGY PORTFOLIO ACTIVITY

717 FIFTH AVENUE RETAIL CONDO SALE

PROPERTY SUMMARY

- Location: Fifth Ave b/t 55th & 56th St.
- Total SF: 119,550
- SLG Ownership Interest: 11%
- Occupancy: 90%
- Major Tenants: Armani, Dolce & Gabbana

DISPOSITION SUMMARY

- Buyer: Kering
- Sale Price: \$963M / \$8,055 PSF
- Closing Date: 1/23/24
- Gross Debt Repayment: \$700M
- SLG Share of Debt Repayment: \$77M
- SLG Net Proceeds: \$28M



2024 ALTERNATIVE STRATEGY PORTFOLIO ACTIVITY

2 HERALD SQUARE – PARTNER INTEREST ACQ. AND DISCOUNTED DEBT REPAYMENT

PROPERTY SUMMARY

- Location: 34th St & 6th Ave
- Total SF: 369,000
- Occupancy: 35%
- Major Tenants: Mercy College, Capital One (Retail), Ulta (Retail)

PARTNER INTEREST ACQUISITION

- Closing: January 22, 2024
- Consideration: \$0
- SLG Previous Ownership Interest: 51%
- SLG Current Ownership Interest: 95%

LOAN DPO SUMMARY

- Closing: February 20, 2024
- Gross Principal Balance: \$182.5M
- Net Payoff: \$7M
- SLG Recognized Debt Gain: \$89.5M





SUMMIT

ONE VANDERBILT

SUMMIT ONE VADERBILT

FINANCIAL PERFORMANCE

CALENDAR YEAR	ATTENDANCE ¹	EBITDAR ²	YOY
2021	254,768	\$5,658	-
2022	1,582,763	\$35,862	534%
2023	2,141,407	\$57,213	60%

- Attendance has stabilized at 2.0-2.1M people, in line with underwriting
- We intend to keep our self-imposed attendance cap
- Ticket prices will adjust with inflation and competitive experiences
- Ticket pricing and revenue will be optimized based on market trends, domestic and international visitation and targeted marketing investment
- Improvement in performance of 3rd party contracts
- EBITDAR >\$60.0M

1. Presented 2023 figures are representative of reforecast. Presented 2024 figures are based on current 2024 budget

2. \$ in thousands

SUMMIT GLOBAL

KEY CONSIDERATIONS

- Similar socio-demographic profile of potential visitors that reside within 60 minutes travel time of site
- Annual tourism volumes that are multiples of the resident population with high VFR & Experience propensity
- Visibly recognizable skyline
- Provides a canvas for Kenzo Digital's creativity and artistic interpretation
- Ability to purpose build or make modifications to perfect the premises
 - Includes vision glass, elevating, slab cut-outs for multi-level spaces
- Long-term lease and / or Joint Venture for fee income

SUMMIT GLOBAL

POTENTIAL LOCATIONS



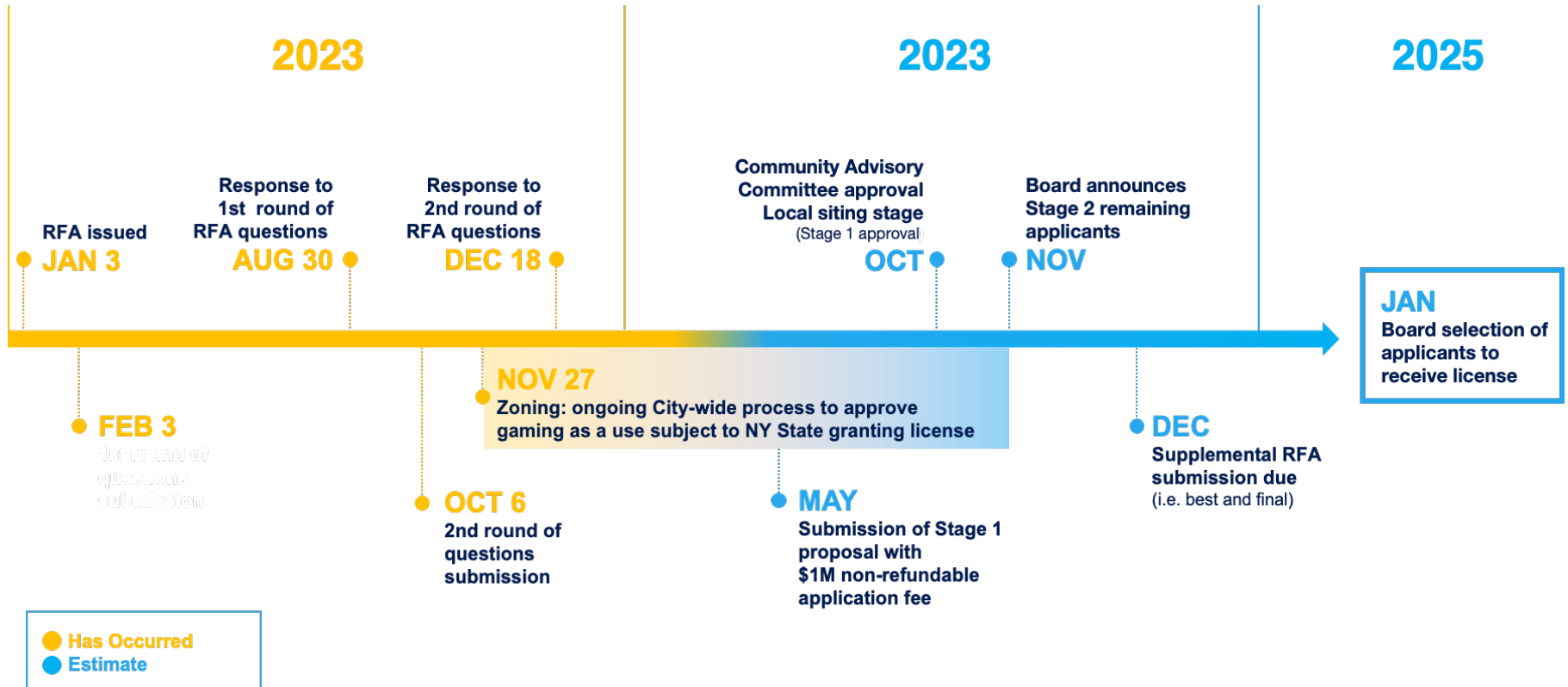


CAESARS PALACE

TIMES SQUARE

Confidential Proprietary Information - Exempt from FOIL Pursuant to Public Officers Law 87.

NY GAMING LICENSE ESTIMATED SUBMISSION PROCESS & TIMEFRAME



COALITION MEMBERSHIP



Members:

- Cafe Nunez
- Bar Dough
- ALICART RESTAURANT GROUP
- RUDY'S BAR & GRILL
- Duane M. Jackson (Times Square Alliance Board Member, 34-years doing business in Times Square)
- IX RESTAURANT
- one times square
- Meric Adriansen (Times Square Alliance Board Member, 40-years doing business in Times Square)
- KASOWITZ BENSON TORRES
- MOINIAN
- SNA DISPLAYS
- blend
- SEATELRIAN - BAYAN CUISINE
- one times square
- IL SOLE RESTAURANT
- CON SOFRITO
- CHEF JOHNSON
- Rosa's
- VIRGIL'S REAL BARBECUE
- KASOWITZ BENSON TORRES
- SCHNIPPER'S
- NYC HOSPITALITY ALLIANCE
- FIELDTRIP
- NYC HOSPITALITY ALLIANCE
- pele SOCCER
- USA Brooklyn
- RFR
- melba's
- LOVELY'S OLD FASHIONED
- 215 WEST 42
- HOTEL MELA
- STEAK HOUSE
- LOCAL 802 AFM
- NY CAKE
- DINER
- brandedcities
- FREELANCERS UNION
- Redeye GRILL
- ACTORS' EQUITY ASSOCIATION 1913
- DOMINIQUE ANSEL BAKERY
- HA NYC HOTEL ASSOCIATION OF NEW YORK CITY
- NY CAKE
- cafe FIORELLO
- ROSEMARK MANAGEMENT
- DALLAS BBQ
- TRATTORIA DELL'ARTE
- BRONX CHAMBER OF COMMERCE
- 15 01 BROADWAY
- THE SPOT
- ROCINATION
- PROHIBITION SUMMIT
- RISE
- MARGARITAVILLE RESORT TIMES SQUARE
- LEVIN MANAGEMENT
- MASON TENDERS DISTRICT COUNCIL
- STEAK FRITES
- IAN SCHRAGER COMPANY
- WYNDHAM HOTELS & RESORTS
- Men Amour
- SEI LESS
- BAYLANDER STEEL BEACH
- ArtsConnection
- THE FIREMAN HOSPITALITY GROUP
- Junior's
- CARLO'S SINCE 1910
- Ready Willing & Able
- The Doe Fund
- Seyfarth
- Jamestown
- THE RITZ BAR + LOUNGE
- SHERWOOD EQUITIES
- LOS TACOS No. 1
- soho properties
- ZILLIONS 360 WEST 42nd STREET
- THE RIBBON
- CAROLINES ON BROADWAY
- NYS LATINO Association
- SAIUD
- STILLMAN DEVELOPMENT INTERNATIONAL
- BOND 45 New York ITALIAN KITCHEN & BAR
- GORDON RAMSAY FISH & CHIPS
- PARAMOUNT 1551-1555 BROADWAY
- WHARTON PROPERTIES
- LES Ecology Center

COMPETITIVE LANDSCAPE



ROCNATION CAESARS ENTERTAINMENT

1515 BROADWAY



520 WEST 41ST ST



WESTERN RAILYARDS (HUDSON YARDS WEST)

VORNADO RUSH STREET REALTY TRUST

HOTEL PENNSYLVANIA



SAKS FIFTH AVENUE



1ST AVE BTWN 38TH & 41ST ST



CONEY ISLAND



EMPIRE CITY CASINO



GOLF LINKS AT FERRY POINT



STEVEN COHEN

WILLETS POINT



NASSAU COLISEUM



RESORTS WORLD AQUEDUCT

An aerial photograph of a city skyline at dusk, featuring numerous skyscrapers and a river in the foreground. The sky is a deep blue with some clouds. The word "FINANCIAL" is overlaid in white, bold, sans-serif font on the left side of the image, with a horizontal blue line underneath it.

FINANCIAL

MAINTAINING SUBSTANTIAL LIQUIDITY >\$1.0B

<i>\$ IN MILLIONS @ SLG SHARE</i>	2024
BEGINNING LIQUIDITY¹	\$1,056.2
Sources:	
Dispositions	2,125.0
Funds Available for Distribution (FAD)	297.5
Debt & Preferred Equity Repayments	65.0
TOTAL SOURCES:	2,487.5
Uses:	
Debt Repayment / Reduction	(1,523.5)
Development / Redevelopment Capital ²	(300.0)
Debt & Preferred Equity Originations & Future Funding	(275.0)
Common Dividend Payments	(209.1)
Preferred Dividend Payments	(23.7)
1st Generation Capital	(25.0)
Common & Preferred Unit Redemptions	(15.0)
Financing / Hedging Activity	(15.0)
TOTAL USES:	(2,386.3)
ENDING LIQUIDITY¹	\$1,157.4

Note: Management's Projection

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

2. Includes Capitalized Interest and ~\$100M That Will Be Funded by In-Place Financings. Excludes Alternative Strategy Portfolio

2024 COMBINED DEBT ROLLFORWARD

MATERIAL DEBT REDUCTION PLANNED

	12/31/2023			12/31/2024	
	TOTAL BALANCE	ALTERNATIVE STRATEGY PORTFOLIO	CORE PORTFOLIO	INCREASE/ (DECREASE)	CORE PORTFOLIO
Property Level Debt ¹	\$8,849.7	(\$1,191.6)	\$7,658.1	(\$1,141.9) ²	\$6,516.2
Unsecured Term Loans	\$1,250.0	-	\$1,250.0	(\$100.0)	\$1,150.0
Unsecured Notes	\$100.0	-	\$100.0	-	\$100.0
Revolving Credit Facility	\$560.0	-	\$560.0	(\$147.0)	\$413.0
Trust Preferred Securities	\$100.0	-	\$100.0	-	\$100.0
TOTAL COMBINED DEBT¹	\$10,859.7	(\$1,191.6)	\$9,668.1	(\$1,388.9)	\$8,279.2

Note: Management's Projection

1. Reflects Future Funding and Principal Amortization

2. Does Not Reflect the Reduction of Debt Associated with the Discounted Debt Extinguishment of 2 Herald Square and Sale of 717 Fifth Avenue

2024 EARNINGS GUIDANCE...TURNING THE CORNER

	INITIAL GUIDANCE		GUIDANCE REVISION	
	\$ IN MILLIONS	PER SHARE ¹	\$ IN MILLIONS	PER SHARE ¹
INCOME				
Real Estate GAAP NOI	\$728.5	\$10.51	\$728.5	\$10.51
Debt & Preferred Equity Income	\$46.3	\$0.67	\$46.3	\$0.67
Other Income, Net ²	\$84.5	\$1.22	\$84.5	\$1.22
TOTAL INCOME	\$859.3	\$12.40	\$859.3	\$12.40
EXPENSES				
Interest Expense ³ & Preferred Dividends	(\$447.7)	(\$6.46)	(\$447.7)	(\$6.46)
General & Administrative Expense	(\$81.5)	(\$1.18)	(\$81.5)	(\$1.18)
TOTAL EXPENSES	(\$529.2)	(\$7.64)	(\$529.2)	(\$7.64)
Gain on Discounted Debt Extinguishment	\$20.0	\$0.29	\$89.5	\$1.29
2024 FFO	\$350.1	\$5.05⁴	\$419.6	\$6.05⁵

Note: Management's Projection

1. Reflects Weighted Average Diluted Share Count of 69.3M Shares in 2024

2. Includes Net SUMMIT Operator Income

3. Includes Amortization of Deferred Financing Costs and Non-Real Estate Depreciation

4. Midpoint of Management's Initial 2024 FFO Guidance Range of \$4.90 - \$5.20 Per Share

5. Midpoint of Management's Revised 2024 FFO Guidance Range of \$5.90 - \$6.20 Per Share

2024 FUNDS AVAILABLE FOR DISTRIBUTION (FAD) GUIDANCE

<i>\$ IN MILLIONS AT SLG SHARE</i>	INITIAL GUIDANCE	GUIDANCE REVISION
FFO GUIDANCE	\$350.1¹	\$419.6²
Non-Real Estate Depreciation	\$2.1	\$2.1
Amortization of Deferred Financing Costs	\$17.8	\$17.8
Stock Based Compensation	\$36.0	\$36.0
Straight-Line Rent & Other Non-Cash Adjustments	(\$41.1)	(\$41.1)
2 nd Cycle Capital	(\$136.9)	(\$136.9)
FAD GUIDANCE	\$228.0	\$297.5

Note: Management's Projection

1. Midpoint of Management's 2024 Guidance Range

2. Midpoint of Management's Revised 2024 Guidance Range

2024 REVISED GUIDANCE ASSUMPTIONS

DISPOSITIONS

- 717 Fifth Ave – 11% JV Interest Sold
- One Vanderbilt Ave – 10-15% JV Interest (Being Marketed for Sale)
- 245 Park Ave – 25% JV Interest (Being Marketed for Sale)
- 7 Dey St / 185 Broadway – 50% JV Interest (Being Marketed for Sale)
- 760 Madison Ave – 100% of Condo Sales Closed

DEBT & PREFERRED EQUITY

- Fund Investment: \$50M
- Anticipated Repayments: \$65M
- Future Funding on Existing Investments: \$5M

G&A EXPENSE

- \$10.7M Decrease in Normalized G&A Versus 2023

SECURED & UNSECURED DEBT

- Partial Paydown and Extension of 2024 Unsecured Term Loan B to Early 2027
- \$89.5M of Discounted Debt Extinguishment Gain on 2 Herald Square

OTHER INCOME

- Fee Income, Net of Costs: \$38.9M
- SUMMIT Operator: \$17.5M
- Special Servicing Fees: \$7.5M
- Other Income: \$7.3M
- Identified Lease Termination Income: \$7.3M
- Speculative Lease Termination Income: \$6.0M



 SL GREEN
REALTY CORP.